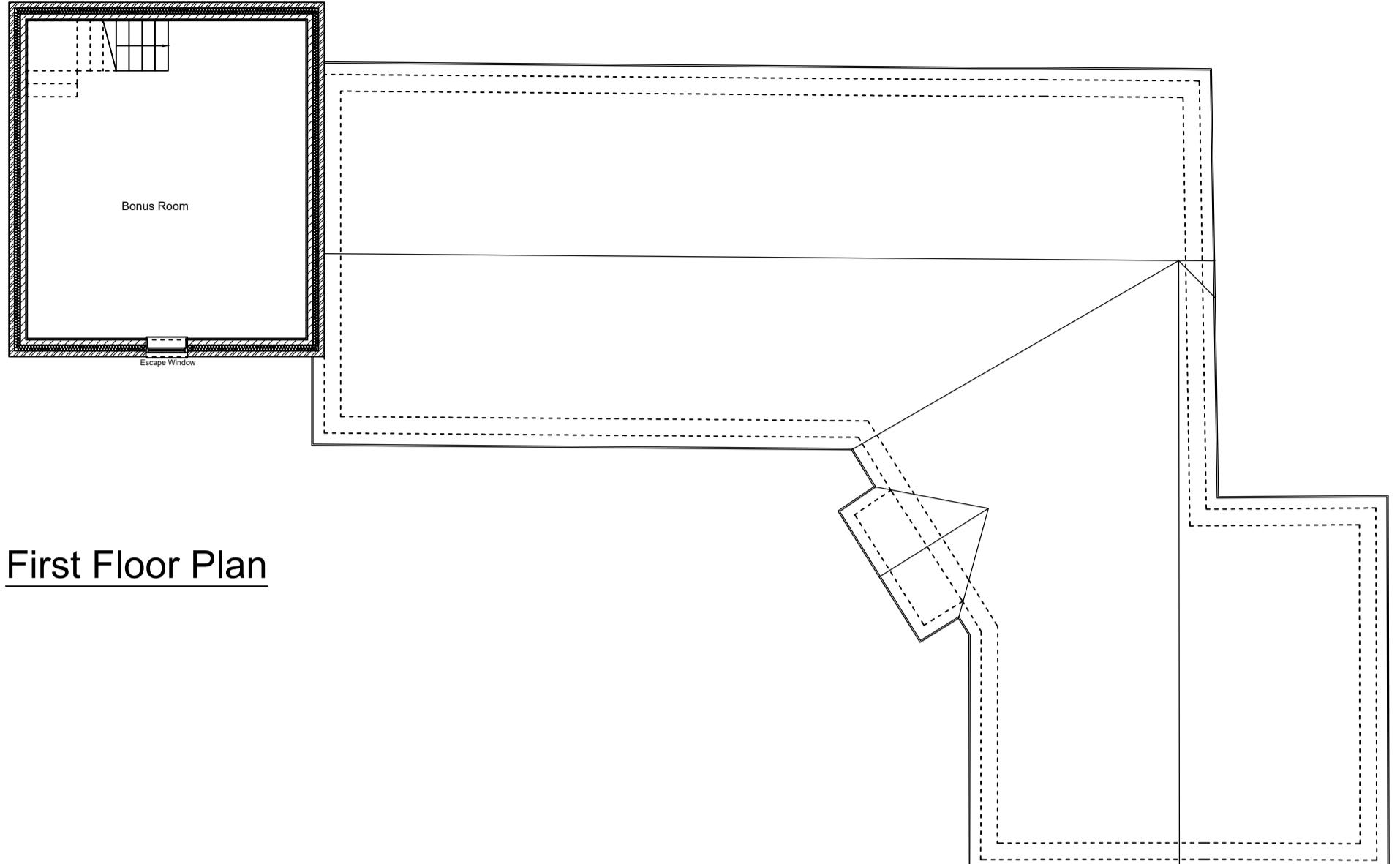
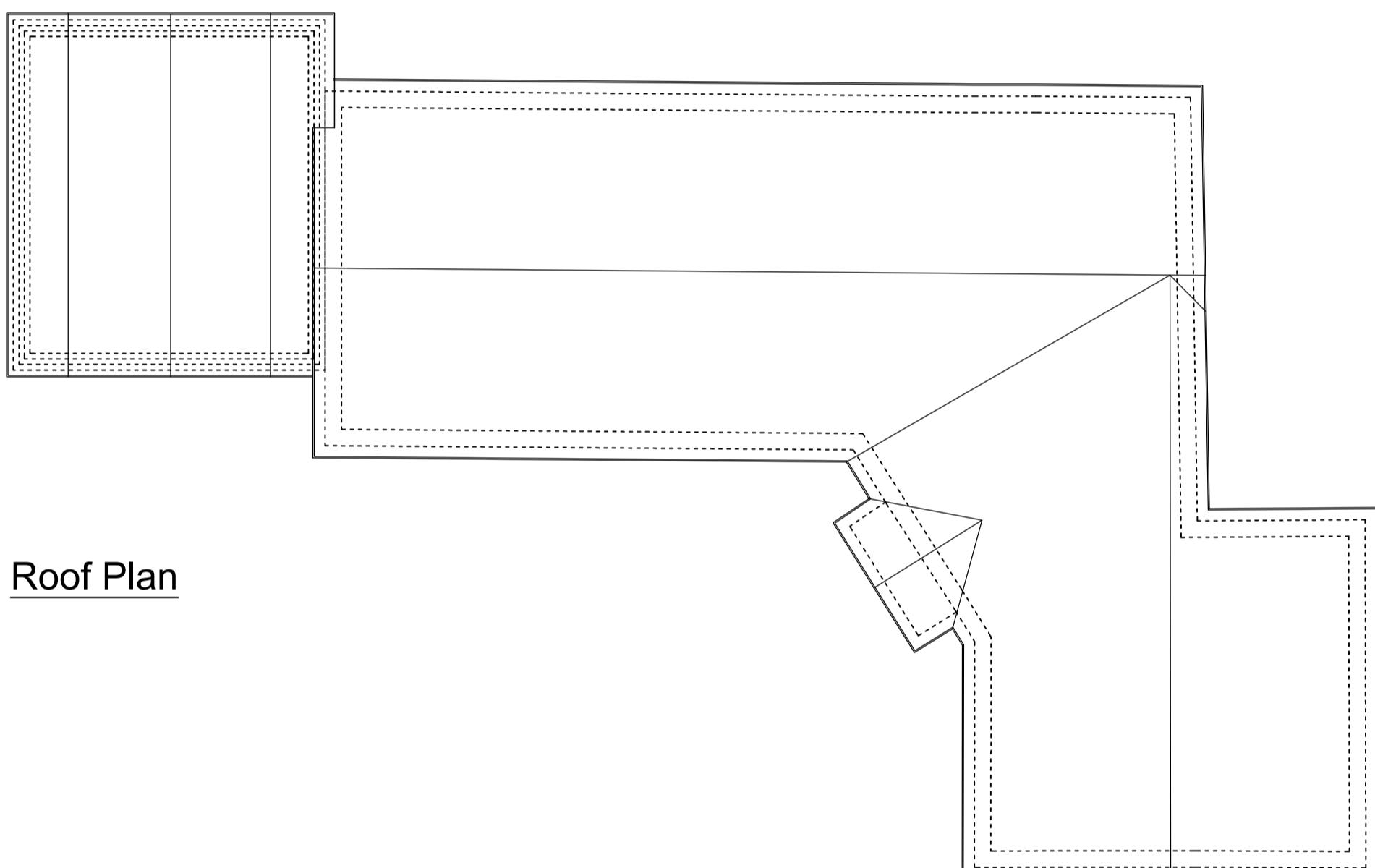


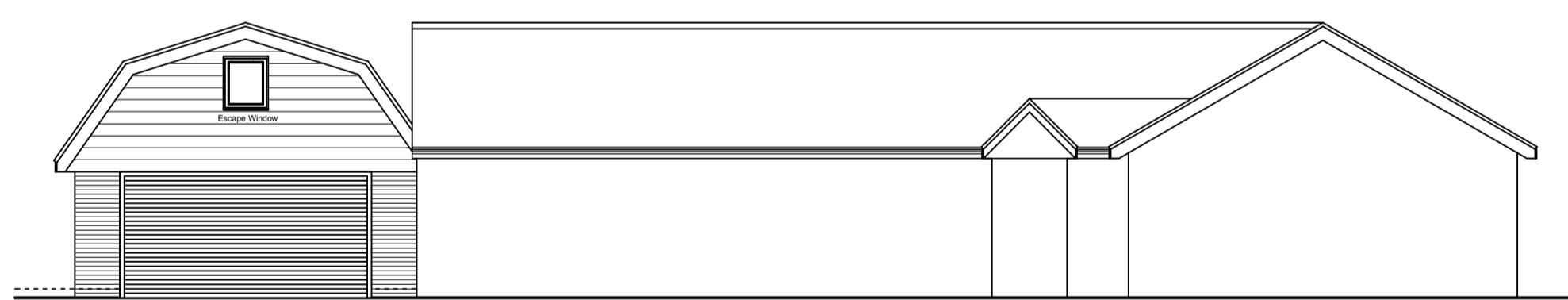
Ground Floor Plan



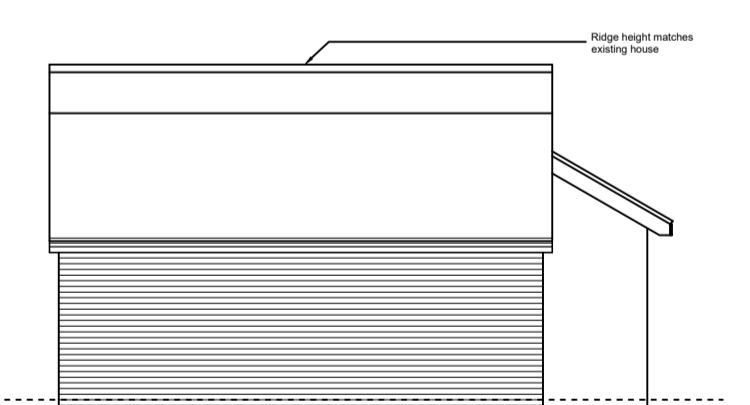
First Floor Plan



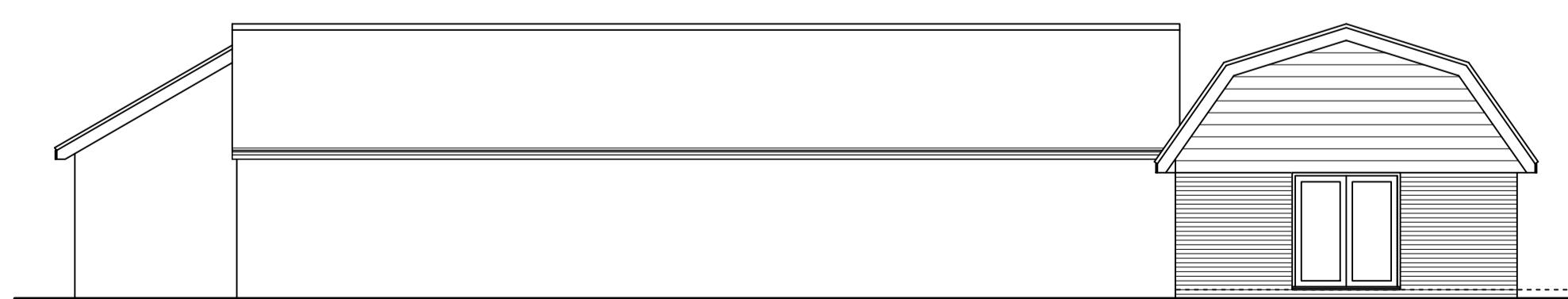
Roof Plan



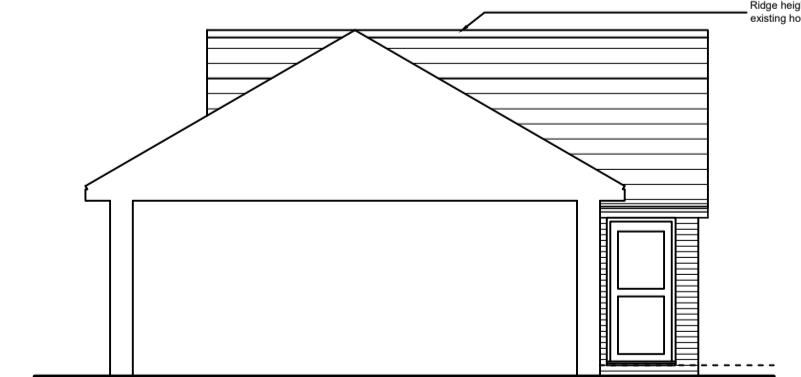
North West Elevation (front)



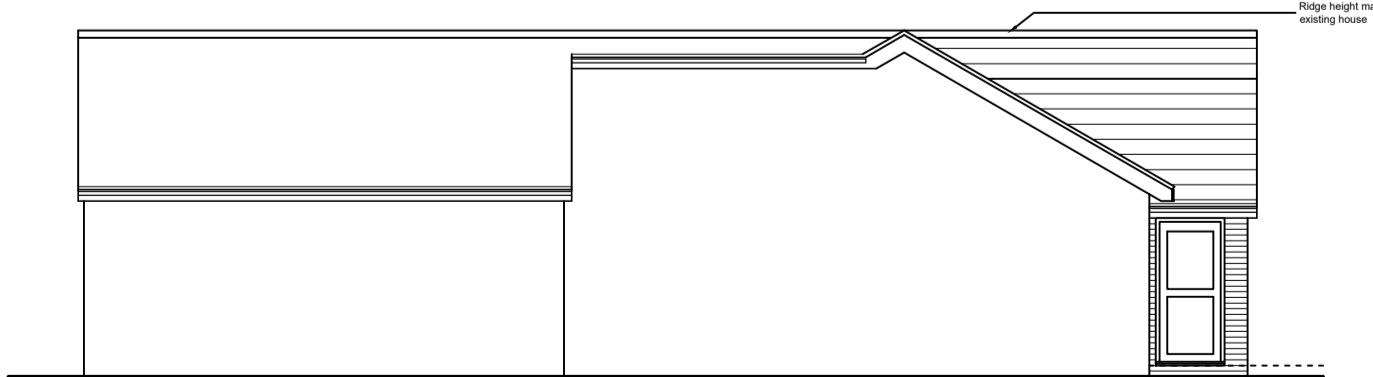
North East Elevation (side)



South East Elevation (side)



Existing Section / Side Elevation



South West Elevation (rear)



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Planning Statement in Support of Existing Garage Building with Room Above

Application Type: Certificate of Lawful Existing Use or Development (CLEUD)
 Development: Existing garage building with room above

1. Introduction

This planning statement has been prepared in support of an application for a Certificate of Lawful Existing Use or Development (CLEUD) for an existing garage building with a room above. The application seeks to confirm the lawfulness of the development on the basis that it has been lawfully used and in continuous existence for a period exceeding four years and is therefore immune from enforcement action under the provisions of the Town and Country Planning Act 1990 (as amended).

2. Description of the Development

The development comprises a garage building located within the residential curtilage of the host dwelling. The structure is attached to the main dwelling at ground floor level and includes a garage at lower level with a room above. The building is ancillary to the main residential use of the property and has at all times been used in a manner incidental to the enjoyment of the dwelling house. It does not constitute a separate unit of accommodation.

The garage exists in its current built form and design, with no material changes having been made since its completion.

3. Planning History

Planning permission was originally granted in 2009 for a single-storey attached garage under application reference F/2009/0769. Subsequently, works were undertaken to alter and enlarge the structure to its current form, incorporating a room above the garage.

The building works to create the garage in its current design were completed in 2019. Since that time, the development has remained in continuous existence, has been openly visible, and has not been subject to any enforcement action by the Local Planning Authority.

4. Relevant Legislation and Assessment of Lawfulness

Section 171B(1) of the Town and Country Planning Act 1990 provides that enforcement action may not be taken after the expiration of four years from the date on which building operations were substantially completed. As the garage in its present form was completed in 2019, the four-year period expired prior to April 2024.

The lawfulness of the development must be assessed on the balance of probability, having regard to factual evidence demonstrating the date of completion and the absence of material alteration since that time. The application is concerned solely with the legal status of the development and not with its planning merits.

5. Evidence of Lawfulness

Evidence submitted in support of this application confirms that the garage building with room above was completed in 2019 and has remained unchanged and in continuous existence for a period exceeding four years. The development has been neither concealed nor disputed and has not been the subject of enforcement proceedings.

Accordingly, the development benefits from immunity from enforcement under the four-year rule.

6. Conclusion

In conclusion, the existing garage building with room above constitutes lawful development by virtue of Section 171B of the Town and Country Planning Act 1990. The structure was completed in its current form in 2019, more than four years prior to April 2024, and is therefore immune from enforcement action. It is respectfully requested that the Local Planning Authority grants a Certificate of Lawful Existing Development.

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 REV : DATE REVISION DESCRIPTION
BH
 DESIGNS

CLIENT:

Mr J. O'Connell

PROJECT:
 11 Duffield Road,
 Woodley,
 Reading,
 RG5 4RL

TITLE: Existing Plans and Elevations
 PROJECT No: BHD-0120 DRAWING No: E101 ISSUE --
 STATUS: Planning SCALE: 1:100
 DRN: N.H. DATE: Jan 2026