

TO WHOM IT MAY CONCERN

Statement of Facts on the Historic Status of the garden land on the north side of 10 Shepherds Lane, Earley, Reading, RG6 1AY (Local Planning Authority: Wokingham Council)

Key points of note for Certificate of Lawful Use Application :

- 1. Longstanding garden use:** The area identified on the Certificate of Lawful Use Application Drawing No. CLU-01 has been used as residential garden since at least 2008. Independent historical Google imagery, recorded over various calendar dates between the years 2008 and 2022, clearly shows the subject land has been maintained and functioned as part of the residential garden from at least 2008, and probably even further back. The referred PDF imagery file, with original date-marks and highlighted areas, is attached as direct evidence. Therefore it is considered that a period well in excess of 10 years of continuous residential garden use is adequately demonstrated.
- 2. Continuity of use:** It is a matter of fact and record that there has been no material interruption or alternative use of this land over the same period at least. It has consistently remained a fully privately maintained residential garden - exclusively associated with and for the enjoyment of the dwellers at 10 Shepherds Lane, Earley, Reading, RG6 1AY without any public access or amenity function as such.
- 3. Legal title position:** At the time of our purchase, the property consisted of multiple titles, including the house and the additional side land. There was also a strip of land between these titles which the previous owners had used continuously since 2004, without challenge. As part of the transaction the Vendors confirmed the stated long-term uninterrupted use. A Statutory Declaration was available / availed as evidence for confirmation of the same. The Land Registry regularised the title position before the Completion of Purchase Contract. The Land Registry has since registered the land as part of the single property holding, and it now forms part of the registered title too. This was merely a consolidation on aforesaid notes one and two above.
- 4. Nature of the current situation:** There has been no operational development or change in the character of the land. The area remains green and functions as part of the property's residential setting with gardens.
- 5. Planning position** Based on all the above, the most appropriate interpretation is that this land has been in continuous residential garden use for a period exceeding 10 years and is therefore lawful. This is not a case of recent change of use or encroachment on amenity land. Rather, it's a continuation of a longstanding residential use over 22 years, as so evidenced and, regularised through both (a) use period and (b) title.

- 6. Files attached, (1) no.:** Historical Imagery from 2008 Garden marked.pdf
Data Protected File Refs. (3) no: (i) Official Copy Title Plan - EDOC REGISTRATION - BK531850.pdf
(ii) Official Copy Title Plan - BK388445.pdf
(iii) Official Copy Title Plan - BK240769.pdf

Signed:

Shubhendu Das

(Applicant)

Witnessed Rajinder Kals

Agent) 14 Apr 2026