

Planning Statement

Application: Lawful Development Certificate for an Existing Rear Conservatory

Property: 14 Barn Close, Pease Pottage, RH11 9AN

Applicant: Kelly Doughton

1. Introduction and Purpose

This Planning Statement supports an application under section 191 of the Town and Country Planning Act 1990 for a Lawful Development Certificate relating to the existing conservatory attached to the rear of 14 Barn Close. The application seeks confirmation that the completed operational development is lawful for planning purposes.

2. Site and Development

The development concerned is the completed conservatory attached to the rear of the property. It is existing building work rather than a proposed development or change of use. The applicant purchased the property in March 2022, when the conservatory was already fully constructed. The applicant did not construct, extend or materially alter it, and confirms that it has remained in the same position and substantially the same form throughout her ownership.

3. Statutory and Evidential Framework

Section 191 of the Town and Country Planning Act 1990 permits an application to determine whether operations already carried out on land are lawful. The application is a legal and evidential determination rather than an assessment of the planning merits of the development. The applicant relies on the submitted material to demonstrate, on the balance of probability, that the conservatory was substantially completed by February 2019 at the latest and has remained continuously in existence since then.

4. Documentary and Professional Evidence

Independent estate agent particulars from February 2019 include an external photograph showing the conservatory fully constructed and a floor plan identifying it as part of the property. Further marketing evidence from October 2021 includes external and internal images and a floor plan showing the same conservatory immediately before the applicant's purchase. Current photographs taken in 2026 show the conservatory in its present form and are consistent with the earlier records.

A building surveyor who inspected the property has provided a professional opinion that, based on the conservatory's form, materials, condition and apparent age, the structure is estimated to be at least 20 years old. This provides additional independent support for a construction date substantially earlier than the applicant's purchase.

5. Plan Evidence

The Land Registry documentation confirms the property details and the applicant's ownership. It is also notable that, when the location plan was generated through the Planning Portal, the automatically displayed site boundary appeared to follow or include the conservatory footprint. These plan features are relied upon only as contextual and corroborative information; they do not, by themselves, establish the precise age, dimensions or lawful status of the structure.

6. Planning Assessment

The submitted evidence establishes a coherent chronology. The conservatory is shown as a completed structure in February 2019, remains present in October 2021, was already in place when the applicant purchased the property in March 2022 and is shown in its current form in 2026. There is no evidence of subsequent reconstruction, removal, relocation or material alteration. The surveyor's professional opinion and contextual plan evidence further support the conclusion that the structure has been present for a considerable period.

7. Conclusion

Taken as a whole, the dated estate agent particulars, photographs, floor plans, current photographs, building surveyor's professional opinion and contextual plan evidence are consistent and mutually supportive. On the balance of probability, they demonstrate that the conservatory was substantially completed by February 2019 at the latest and has remained continuously in existence since that date.

Accordingly, the applicant respectfully requests that the local planning authority issue a Lawful Development Certificate under section 191 of the Town and Country Planning Act 1990 confirming that the existing rear conservatory is lawful for planning purposes.