

Supporting Information for a Lawful Development Certificate

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

1. Purpose of this Supporting Information

This document accompanies the application for a Lawful Development Certificate for the existing conservatory at the rear of 14 Barn Close. It summarises the factual evidence relied upon to establish the age and continuous existence of the conservatory.

2. Factual Background

The applicant, Kelly Doughton, purchased the property in March 2022. The conservatory was already fully constructed and attached to the rear of the property at that time. The applicant did not construct or alter it and confirms that it has remained unchanged since the purchase.

3. Documentary Evidence of the Conservatory's Existence

Independent estate agent particulars from February 2019 include external photographs showing the conservatory fully constructed and attached to the property, together with a floor plan identifying it as part of the accommodation. The supporting documents include the relevant sales history, image, floor plan and estate agent listing at Appendices A–D.

The conservatory is shown again in the October 2021 marketing evidence immediately before the applicant's purchase. The 2021 external and internal images, floor plan and estate agent listing are provided at Appendices E–G. This evidence confirms that the conservatory remained fully constructed and in use as part of the dwelling at that date.

4. Current Condition and Professional Opinion

Current photographs taken in 2026 are provided at Appendix H. They show the conservatory's present external and internal appearance and support the applicant's confirmation that it has remained unchanged since March 2022.

A building surveyor who inspected the property has also provided a professional opinion that, based on the conservatory's form, materials, condition and apparent age, it is estimated to be at least 20 years old. This opinion is provided at Appendix I and is consistent with the dated marketing evidence.

5. Summary of Evidence

Taken together, the dated marketing particulars, photographs, floor plans, current photographs and building surveyor's professional opinion provide consistent evidence that the conservatory was substantially completed by February 2019 and has remained in existence since then. On the balance of probability, the evidence

demonstrates that the conservatory has existed for substantially longer than the relevant period relied upon in this application.

The Land Registry documentation at Appendix J confirms the registered 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 footprint of the existing conservatory. This may indicate that the conservatory or rear projection has long been represented within the mapped extent of the property. However, the automatically generated boundary is included as contextual supporting information only and is not relied upon by itself to establish the conservatory's precise age, construction date or legal status.

6. Applicant's Confirmation

I confirm that the factual information set out above is true to the best of my knowledge and belief.

Signed: Kelly Doughton

Date: 3rd August 2026

Schedule of Supporting Appendices

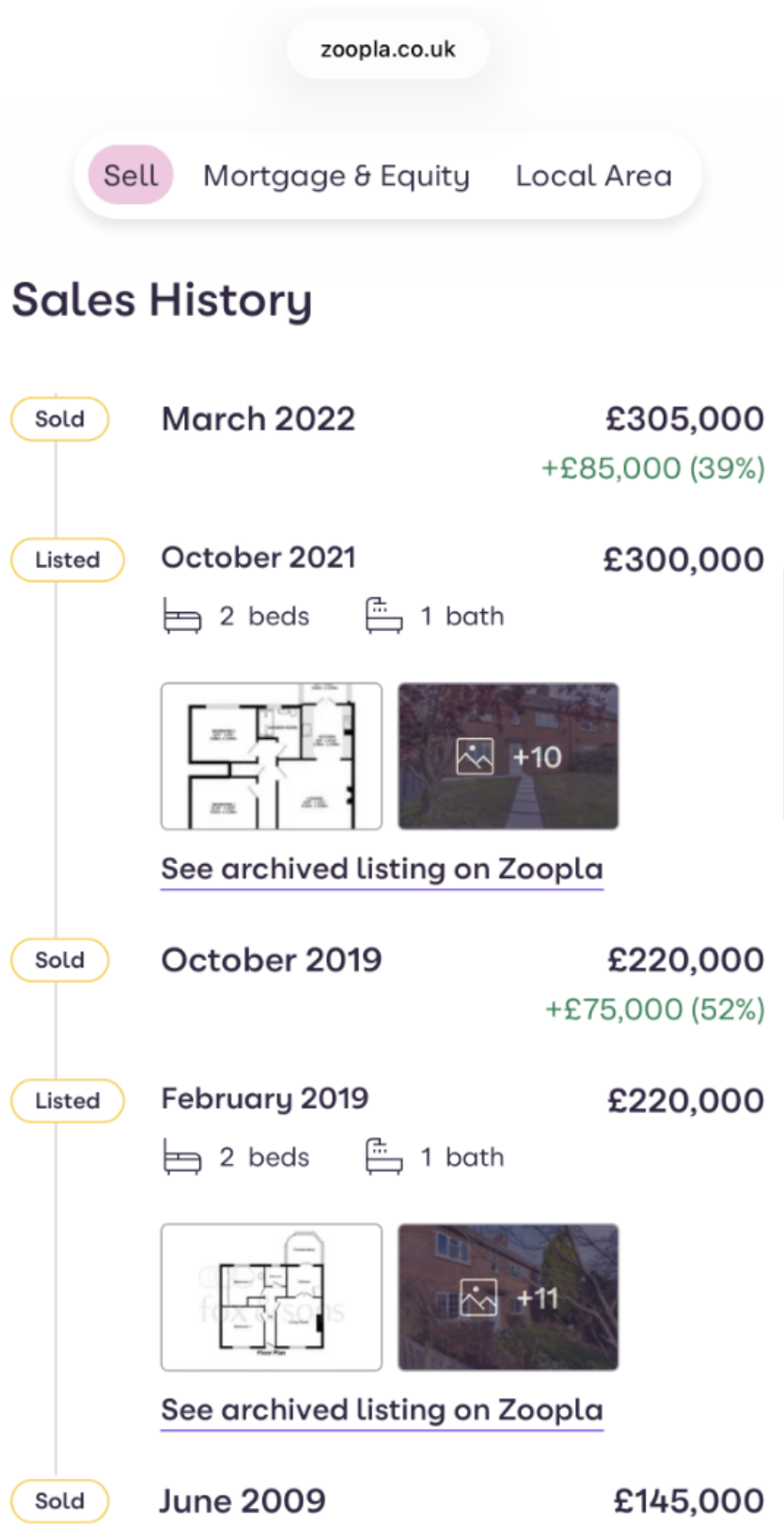
Supporting evidence submitted with the application		
Appendix	Document or evidence	Information provided and relevance
A	Zoopla Sales History	Provides a dated overview of the property's recorded sale and marketing history.
B	Zoopla 2019 External Conservatory Image	Shows the conservatory fully constructed and attached to the rear of the property by February 2019.
C	Zoopla 2019 Floor Plan Image	Identifies the conservatory as part of the property's established accommodation in the 2019 marketing particulars.
D	2019 Estate Agent Listing	Provides independent, dated sales particulars supporting the existence and completed appearance of the conservatory in 2019.
E	Zoopla 2021 External and Internal Images	Shows that the conservatory remained fully constructed and in use as part of the dwelling in 2021.

F	October 2021 Floor Plan Image	Confirms that the conservatory continued to form part of the property's accommodation immediately before the applicant's purchase.
G	2021 Estate Agent Listing	Provides further independent evidence that the conservatory remained in existence before the applicant purchased the property in March 2022.
H	Current Photographs – 2026	Includes private rear garden and internal views showing the present appearance of the conservatory and supporting the statement that it has remained unchanged since March 2022.
I	Building Surveyor's Professional Opinion	Provides an independent professional estimate that, based on the conservatory's form, materials, condition and apparent age, it is at least 20 years old. This supports the dated photographic and marketing evidence that the conservatory has been in existence for substantially longer than the relevant period. Awaiting email from surveyor following inspection – to be added
J	Land Registry	Confirms the registered property details and supports the applicant's ownership information.

14 Barn Close, RH11 9AN

Appendix A

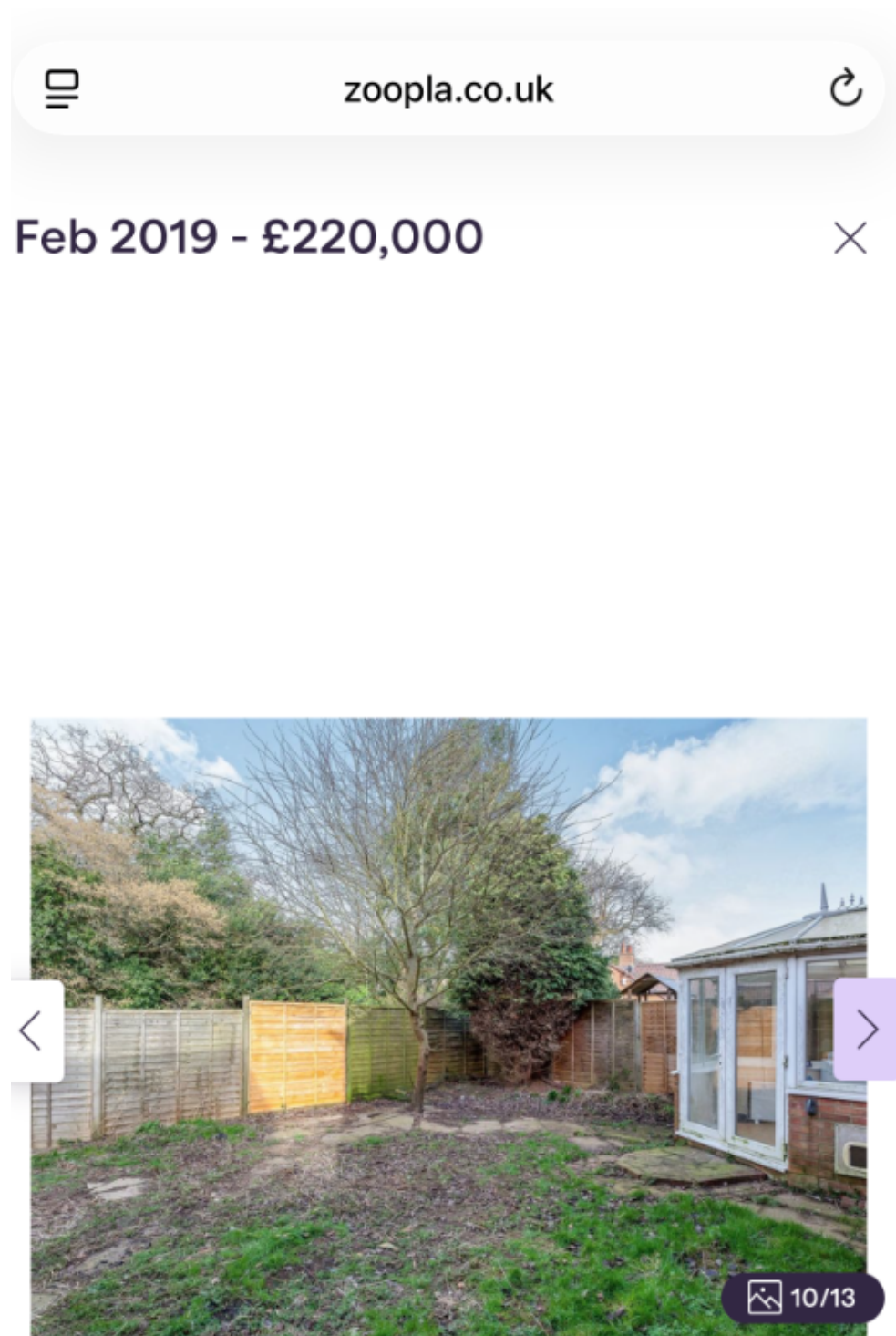
Zoopla Sales History



14 Barn Close, RH11 9AN

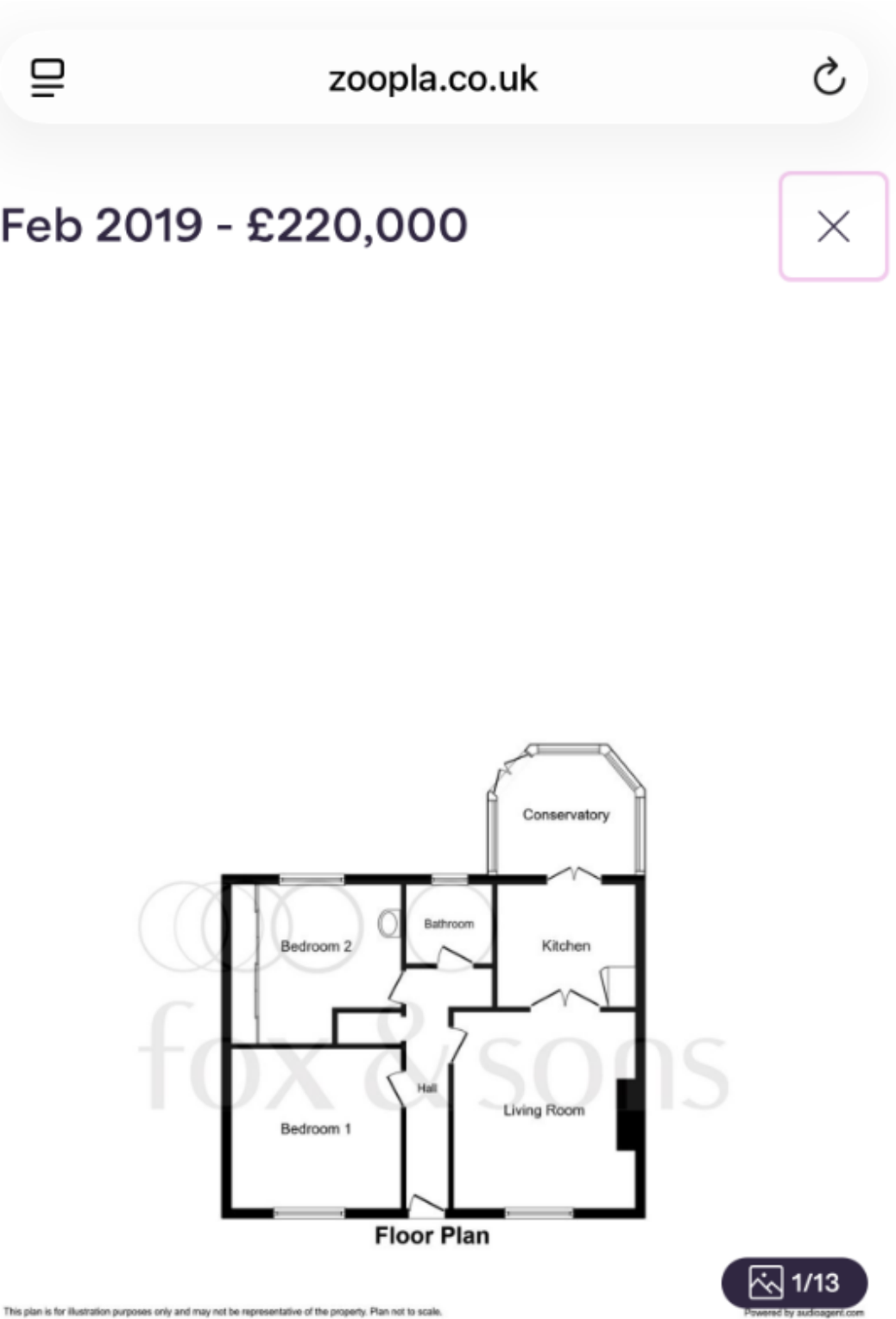
Appendix B

Zoopla 2019 External Conservatory Image



14 Barn Close, RH11 9AN

Appendix C
Zoopla 2019 Floor Plan Image



14 Barn Close, RH11 9AN

Appendix D

2019 Estate Agent Listing

ZOOPLA

Buy

Rent

House prices

Find agents

New homes

Agent valuation

Instant valuation

My Home

Saved

Acc

Listed in Feb 2019

Archived listing



12 Photos

1 Virtual tour

1 Floor plan

Map

Street view

We don't have the agent's information for this property

But we can help you find agents who sell similar properties.

Find similar agents

Originally listed for

£220,000

2 bed maisonette for sale Barn Close, Pease Pottage, Crawley RH11

Chain free

Leasehold

2 beds

1 bath

1 reception

About this property

✓ Guide Price £200,000 - £240,000!

✓ Large Private Front & Rear Garden

✓ Modern Fitted Kitchen

✓ No Chain

✓ Two Double Bedroom Ground Floor Maisonette with Private Entrance

✓ Conservatory

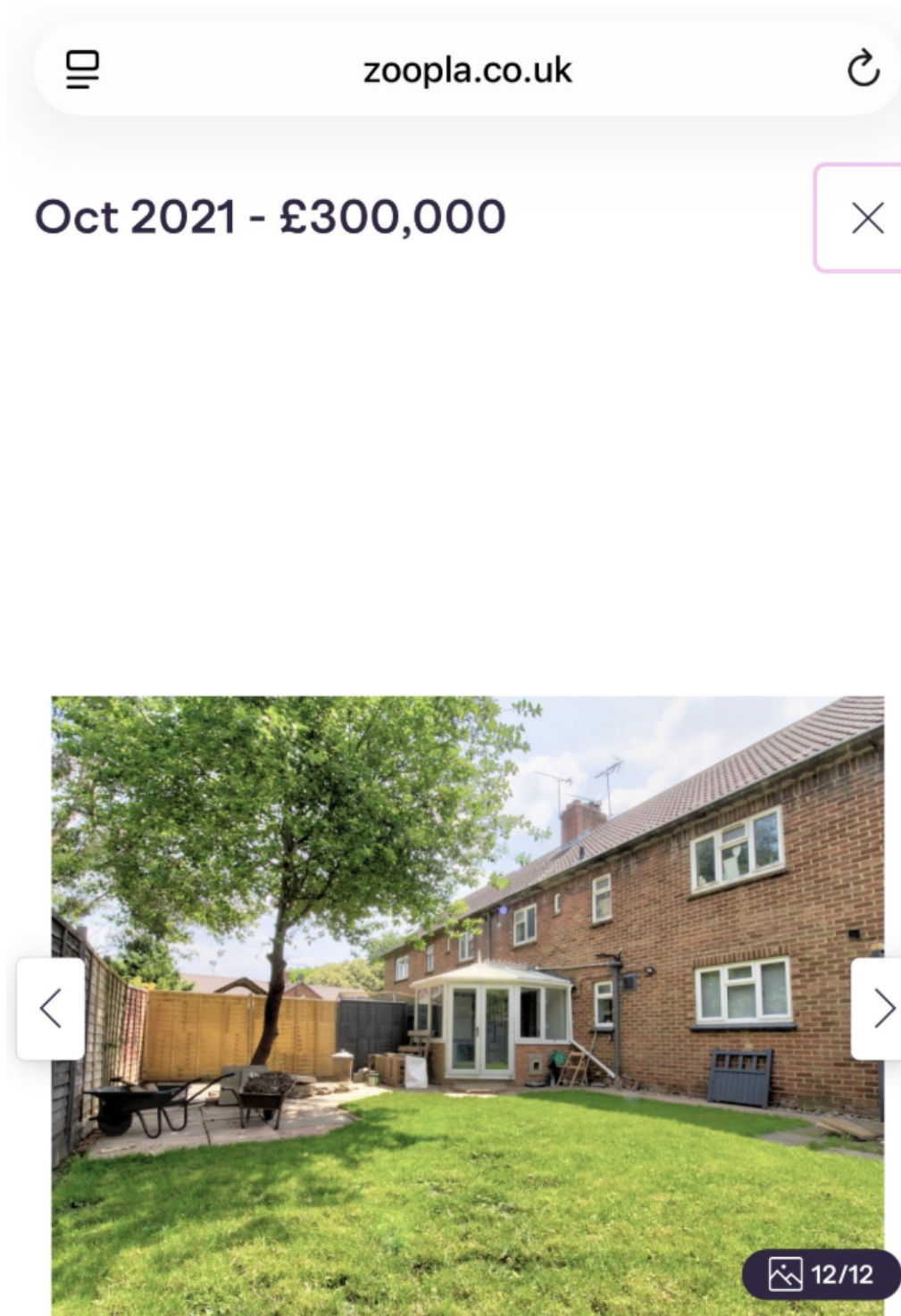
✓ Village Location

✓ Excellent Transport Links

14 Barn Close, RH11 9AN

Appendix E

Zoopla 2021 External and Internal Images



14 Barn Close, RH11 9AN



zoopla.co.uk



Oct 2021 - £300,000

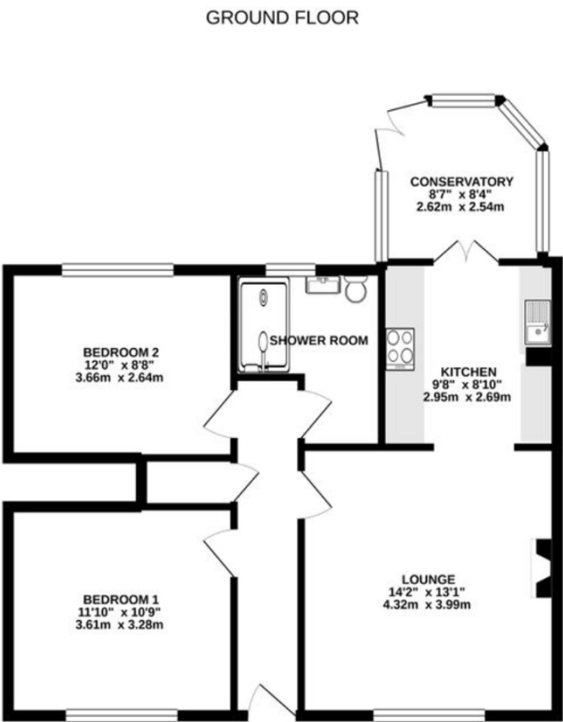


8/12

14 Barn Close, RH11 9AN

Appendix F
October 2021 Floorplan Image

Oct 2021 - £300,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Magicplan 12/21

Appendix G

14 Barn Close, RH11 9AN

2021 Estate Agent Listing

ZOOPLA

[Buy](#) [Rent](#) [House prices](#) [Find agents](#) [New homes](#) [Agent valuation](#) [Instant valuation](#) [My Home](#) [Saved](#)

Listed in Oct 2021

Archived listing



11 Photos

1 Floor plan

Map

Street view

Originally listed for

£300,000

2 bed maisonette for sale Barn Close, Pease Pottage, Crawley RH11

Chain free

2 beds

1 bath

2 receptions

We don't have the agent's information for this property

But we can help you find agents who sell similar properties.

Find similar agents

About this property

✓ No chain

✓ Good Sized Lounge With Wood Burning Stove

✓ New Fitted Kitchen With Built In Appliances

✓ New Heating System

✓ Enclosed Rear Garden Backing Onto Woodland

✓ A Two Double Bedroom Ground Floor Maisonette

✓ Conservatory

✓ New Modern Shower Room

✓ New Flooring Throughout

✓ Close To M23/A23 To London or Brighton

Appendix H
Current Photographs – 2026

14 Barn Close, RH11 9AN

Private Rear Garden Views



Internal View

14 Barn Close, RH11 9AN



Appendix I

Building Surveyors professional opinion

14 Barn Close, RH11 9AN

Awaiting email from surveyor following inspection – to be attached or email forwarded

Appendix J

Land Registry – Official Copy of Register of Title

14 Barn Close, RH11 9AN

Please see separately attached file