

Planning Statement

for Lawful Development Certificate

This application seeks a Lawful Development Certificate for the retaining wall and levelled area at 28 The Martins, Crawley Down, West Sussex, RH10 4XU.

The retaining wall and levelled area was constructed in July 2021 and finished for use on 26th July 2021.

Evidence provided includes:

- Bank transfers to the builder in 3 parts on 02/07/21 – 12/07/21 – 26/07/21
- Whatsapp messages from my husband to the builder arranging work between 17th to 20th July 2021
- Witness statement from adjoining neighbour at no. 27 confirming work took place during the hot weather in the Summer of 2021.
- A facebook video of the slope prior to 2021.
- A facebook dated photo of the retaining wall in September 2021
- A facebook dated photo of the grass grown on levelled area in May 2023
- A video of the pergola and gravel being added to the levelled area in early 2025

Since its completion in 2021, the retaining wall and levelled area has been in continuous residential use as part of the garden. In 2025 timber edging, gravel surface and a pergola were added. These were later alterations and do not affect the fact that the raised platform as existed for more than 4 years from the date of this application.

No material change of use has occurred, the garden has remained in residential use throughout. The number of residential units have not changed.

On this basis I believe the retaining wall and levelled area satisfies the 4 year rule and is now lawful under section 191 of the town and county planning act 1990. I respectfully request the council grants this Lawful Development Certification.

Yours sincerely

Clare Horle