October2026

Certificate of Lawfulness of Existing Use or Development (CLEUD)

Supporting Planning Statement

Outbuildings only

Address:, 462 Upper Brentwood Road, Gidea Park, Romford, RM2 6JB

Applicant: Mr & Mrs Sidhu

Agent: Architectural Hub Ltd

Chartered Town Planner
Royal Town Planning Institute

Professional Advisers to Rural Business and on the Environment

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1. Introduction

1.1 This statement supports an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD) under **Section 191 of the Town and Country Planning Act 1990** in respect of the existing outbuildings within the rear garden of 462 Upper Brentwood Road.

1.2 The application relates **solely to the outbuildings** (gym, BBQ area and associated bar structure). It does **not** include the main house, the replacement conservatory, the home office conversion, or the roof replacement (those elements form a separate householder application).

1.3 The temporary plastic linking cover that currently connects the main house/conservatory to the outbuildings (visible as the white area on the submitted aerial photograph) **will be removed**. Once removed, the outbuildings will stand as freestanding structures within the rear garden.

1.4 The purpose of this application is to establish that the outbuildings, once the temporary link is removed, are lawful.

2. Site Description

2.1 The property is a large two-storey semi-detached dwelling located on the north-eastern side of Upper Brentwood Road in Gidea Park. It benefits from a substantial rear garden.

2.2 The site is not within a Conservation Area, is not a listed building, and is not subject to an Article 4 Direction that removes Class E permitted development rights.

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2.3 The outbuildings are located in the rear garden, set back from the main dwelling and from the side boundaries with Nos. 460 and 464 Upper Brentwood Road.

3. Description of the Existing Development

3.1 The outbuildings comprise a single-storey structure (or group of linked structures) used as a gym, outdoor BBQ area and associated bar.

3.2 Key characteristics (as shown on the submitted existing/proposed drawings AHUB2605007 series and the aerial photograph):

- Single-storey only.
- Low overall height.
- Flat / low-pitch roof form.
- Large glazed openings and an arched feature on the principal elevation facing the garden.
- Located well within the rear garden, clear of the main rear wall of the dwelling.
- Currently linked to the main house/conservatory by a temporary plastic cover (to be removed).

3.3 Once the temporary plastic link is removed, the outbuildings will be freestanding and will not form part of the main dwelling.

3.4 The structures are used for purposes incidental to the enjoyment of the dwellinghouse (private gym and outdoor entertaining/BBQ facilities). They do not provide primary residential living accommodation.

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4. Relevant Legislation and Policy

4.1 **Section 191 of the Town and Country Planning Act 1990** allows any person to apply to the local planning authority for a certificate confirming that an existing use or operation is lawful.

4.2 Development is lawful if it is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (**GPDO**), or if the time limit for enforcement action has expired (4 years for operational development).

4.3 The relevant GPDO provision is **Class E of Part 1 of Schedule 2** -buildings etc. incidental to the enjoyment of a dwellinghouse.

4.4 The key limitations of Class E (summarised) are:

- The building must be required for a purpose incidental to the enjoyment of the dwellinghouse.
- The total area of ground covered by buildings within the curtilage (excluding the original house) must not exceed 50% of the total area of the curtilage.
- Height limits:

  - Maximum 2.5 m if any part of the building is within 2 m of the boundary of the curtilage;

  - Maximum 4 m for a dual-pitched roof or 3 m for any other roof if more than 2 m from the boundary.
- Eaves height must not exceed 2.5 m if within 2 m of the boundary.
- The building must not be situated forward of the principal elevation of the original dwellinghouse.
- The building must not be within the curtilage of a listed building.

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4.5 The site is not Article 2(3) land, so the additional restrictions that apply in Conservation Areas do not apply.

5. Assessment

5.1 **Incidental purpose**

The outbuildings are used as a private gym and outdoor BBQ/entertaining area. These are classic incidental uses associated with the enjoyment of a large family dwellinghouse. They do not constitute primary living accommodation.

5.2 **Location and relationship to the main house**

The structures are located wholly within the rear garden and are not forward of the principal elevation. Once the temporary plastic link is removed, they will be freestanding and clearly separate from the main dwelling.

5.3 **Scale, height and coverage**

The drawings demonstrate that the outbuildings are single-storey and of modest height. They sit comfortably within the generous rear garden of this large semi-detached property. The total ground coverage of all buildings within the curtilage (excluding the original house) remains well below the 50% limit.

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The height of the outbuildings is consistent with the Class E limits (particularly the 2.5 m limit where close to boundaries, or the higher limits where set further away). Detailed dimensions are shown on the submitted elevations and sections.

5.4 **Removal of the temporary link**

The plastic cover is a temporary structure. Its removal will ensure that the outbuildings stand alone and do not create any issue of attachment to the main dwelling that could affect the Class E assessment.

5.5 **Conclusion on Class E**

On the basis of the submitted drawings and the nature of the use, the outbuildings (once the temporary link is removed) fall within the limitations of Class E of the GPDO and are therefore permitted development. As such, they are lawful.

6. Conclusion

6.1 The existing outbuildings at 462 Upper Brentwood Road, once the temporary plastic linking cover is removed, constitute permitted development under Class E, Part 1, Schedule 2 of the GPDO 2015 (as amended).

6.2 The development is therefore lawful for the purposes of Section 191 of the Town and Country Planning Act 1990.

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6.3 It is respectfully requested that a Certificate of Lawfulness of Existing Use or Development be granted confirming the lawfulness of the outbuildings.

Supporting drawings submitted with this application

- Existing and Proposed Site Plans
- Proposed Ground Floor Plan (showing outbuilding layout)
- Proposed Roof Plan
- Proposed Side Elevations
- Proposed Sections
- Aerial photograph indicating the temporary plastic link to be removed.

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