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via Planning Portal

Supporting Statement for Outbuilding Over 50m² Under a Lawful Development Certificate
(Permitted Development Guidance)

ABP-15 Boldmere Road, Pinner, HA5 1PJ

This statement is submitted in support of a Certificate of Lawfulness application for a proposed outbuilding that exceeds 50m² in total floor area and has a pitched roof with an overall height exceeding 4 metres. The proposed outbuilding is intended to serve as an ancillary structure to the main dwelling and will include a social/recreational space, secure storage for garden equipment & bicycles, and a self-contained W/C for convenience.

The outbuilding has been designed to comply with the relevant criteria of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows for the erection of buildings incidental to the enjoyment of the dwellinghouse, provided they meet certain conditions. Although the proposed outbuilding exceeds the 50m² threshold often referenced in local guidance, it remains incidental in use and proportionate to the curtilage of the property, which is sufficiently large to accommodate a structure of this scale without resulting in overdevelopment.

The structure will not be used as a separate dwelling, for business purposes, or for any activity that would materially alter the character of the residential use of the site. Its functions—including occasional entertaining of family and friends, storage of garden machinery and tools, and inclusion of a W/C—are all clearly incidental to the enjoyment of the main house.

The outbuilding will be constructed using high-quality materials that complement the main dwelling and surrounding landscape. Its design, while functional, ensures minimal visual or physical impact on neighbouring properties and adheres to reasonable amenity standards.

Given the ancillary nature of the outbuilding, the size and features are fully justified in the context of the existing residential use of the site. We therefore respectfully request that a Certificate of Lawfulness be issued to confirm that the proposed development constitutes permitted development under current legislation.