

The Annex and 489 Semington Road Inspection Reports

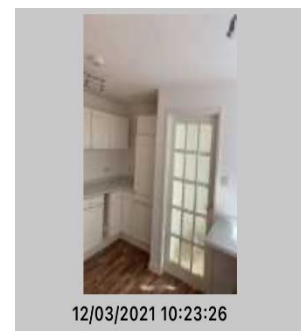
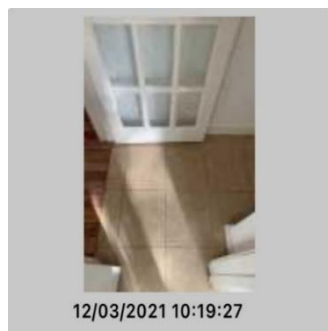
Evidence of Physical and Functional Separation.

The following evidence, primarily provided by the independent managing property agent, Wrights Residential Lettings, demonstrates the complete physical and functional separation between The Annex and the main dwelling at 489 Semington Road, thereby confirming The Annex's status as a self-contained residential unit throughout the requisite period:

- **Photographic Evidence:** Multiple dated and time-stamped photographs, taken across various time periods from 12th March 2021 to the present day – these clearly show that there is no internal through doorway at the rear of The Annex's ground floor shower room and kitchen, which directly backs onto the ground floor kitchen, rear shower room and utility room of 489. The same applies in reverse – there is no internal through doorway at the rear of 489.
- **Floorplan Documentation:** Floorplans confirm the absence of any shared internal circulation between the two buildings, reinforcing their structural separation.
- **Clarification of The Annex Layout:** Fixtures within The Annex, including the shower cubicle, bathroom sink, mirror, washing machine, and tumble dryer, are positioned along solid walls that back onto 489's kitchen, rear shower room and utility room. Despite proximity, there is no internal doorway, ensuring complete separation.
- **Clarification of 489 Layout:** At the far end of 489's kitchen, a glass panel door leads into a small utility room with solid walls that back onto The Annex. A bifold door provides access to the rear downstairs shower room, where a radiator is fixed to the shared solid wall. Internal movement remains confined entirely within 489, with no access into The Annex.
- **Note:** All evidence has been sequenced chronologically, rather than grouped by property, to clearly demonstrate continuity and transparency over time.

489 – 12th March 2021 – ground floor kitchen, rear shower room and utility room.

Although the utility room of 489 is only partially visible in these photographs, the images clearly confirm the presence of solid walls. This further supports the fact that there is no internal doorway or access point into The Annex, reinforcing the structural separation between the two properties.



489 – 8th September 2021 – ground floor kitchen, rear shower room and utility room.

A tall black fridge is permanently installed within the utility room of 489 Semington Road, positioned directly against the solid wall that adjoins The Annex. Additionally, fixed kitchen units are permanently affixed along the remaining wall that also backs onto The Annex. These installations confirm that no doorway or access point exists between the two structures at this location, making internal entry into The Annex from 489 Semington Road physically impossible via this route.



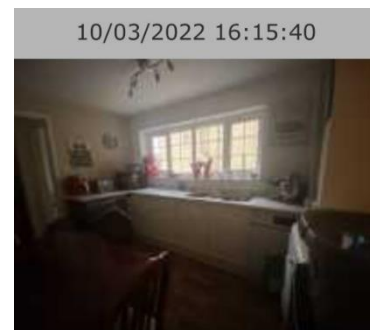
The Annex – 4th January 2022 – ground floor kitchen.

The first photograph, taken at 16:39, shows the area behind the white goods being cleaned. The second photograph, taken at 18:04 upon completion, confirms that there is no internal access from the kitchen of The Annex into 489 Semington Road. These images support the assertion that the two properties are physically separated and do not share any internal connection via the kitchen area.

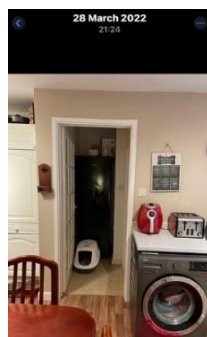
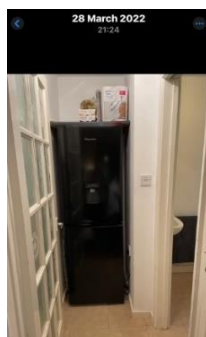
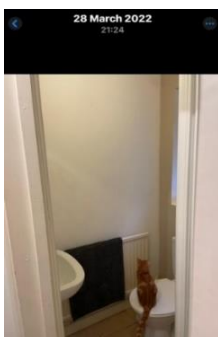


489 – 10th March 2022 – ground floor kitchen, rear shower room and utility room.

The utility room of 489 is partially obscured in the original image. To provide greater clarity, additional photographs taken on 28th March 2022 have been included.



489 – 28th March 2022 – ground floor kitchen, rear shower room and utility room.



489 – 24th August 2022 – ground floor kitchen, rear shower room and utility room.



24/08/2022 14:12:20



24/08/2022 14:11:35

489 – 23rd February 2023 – ground floor kitchen, rear shower room and utility room.

23/02/2023 15:48:04



23/02/2023 15:47:32



489 – 22nd September 2023 – ground floor kitchen, rear shower room and utility room.

22/09/2023 10:31:05

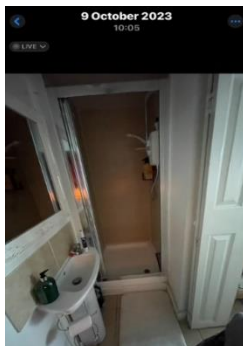


22/09/2023 10:31:02



22/09/2023 10:30:13

The Annex – 9th October 2023 – ground floor shower room and kitchen.



The Annex – 28th February 2024 – ground floor shower room and kitchen.

A tall silver fridge now occupies the space in The Annex's kitchen where the washing machine and dryer were previously sited, confirming that no through doorway exists between the two properties.



489 – 28th February 2024 – ground floor kitchen, rear shower room and utility room.



The Annex – 28th August 2024 – ground floor shower room and kitchen.



489 – 28th August 2024 – ground floor kitchen, rear shower room and utility room.

The tall black fridge, previously located in the utility room of 489 Semington Road, has since been relocated to the kitchen. It has been replaced by another white goods appliance, now positioned directly against the solid rear wall that adjoins The Annex.

This further confirms that no through doorway exists between the two properties. As such, entry into The Annex from 489 is impossible via this route, reinforcing the evidence of complete physical separation between The Annex and 489.



28/08/2024 15:14:47



28/08/2024 15:14:30



The Annex – 28th February 2025 – ground floor shower room and kitchen.

28/02/2025 16:28:41



28/02/2025 16:28:52



489 – 28th February 2025 – ground floor kitchen, rear shower room and utility room.

28/02/2025 16:26:10



28/02/2025 16:26:01



489 – 20th August 2025 – ground floor kitchen, rear shower room and utility room.

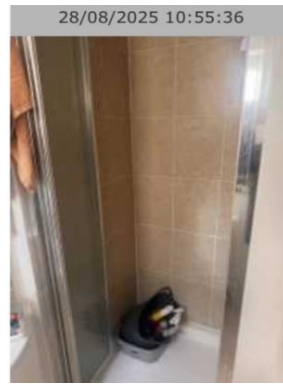
20/08/2025 12:49:04



20/08/2025 12:48:40



The Annex – 28th August 2025 – ground floor shower room and kitchen.



The Annex floorplan image below, clearly shows that there is no internal through doorway at the rear of The Annex's ground floor shower room and kitchen. These rooms directly back onto the ground floor kitchen, rear shower room and utility room of 489 yet remain structurally separated.



The 489 floorplan image below, also clearly shows that there is no internal through doorway at the rear of 489 ground floor kitchen, rear shower room and utility room (highlighted green but not labeled). These rooms back directly onto the ground floor shower room and kitchen of The Annex yet remain structurally separated.



Merged Ground Floorplans: Spatial Relationship and Separation.

The merged ground floorplan images of The Annex and 489 Semington Road clearly illustrate how the respective layouts align in principle. These plans demonstrate the following:

- The ground floor shower room and kitchen of The Annex directly back onto the ground floor kitchen, rear shower room and utility room of 489 – arrows indicate where the images correspond, although due to technical limitations, the two plans could not be digitally overlapped.
- Despite their spatial proximity, the floorplans confirm that no internal doorway exists at the point where the two properties adjoin, instead steadfast solid block walls remain firmly in place.
- The layouts reinforce the structural separation between the two units and support the conclusion that The Annex remains physically and functionally independent from the main dwelling of 489.



The Annex Floorplan.

489 Semington Ground Floorplan.

This visual evidence complements the photographic and written documentation, further validating The Annex's status as a self-contained residential unit throughout the relevant period.

Continuous Occupation of The Annex.

The submitted evidence, spanning the period from March 2021 to August 2025, including the latest available inspection completed by Wrights Residential, the independent managing agent, provides clear, consistent, and unequivocal confirmation that The Annex has remained a separate and self-contained residential unit throughout the breach period and continues to do so to the present day.

The supporting documentation substantiates the following key points:

- The Annex was independently equipped and fully suitable for ongoing domestic use.
- There was no internal access to the main dwelling at 489 Semington Road.
- The occupation was continuous, lawful, and transparent, with no interruption or concealment.

This sustained and uninterrupted use significantly strengthens the case for the issuance of a Certificate of Lawful Use or Development (CLUED), confirming the long-term residential occupation of The Annex as a standalone planning unit.

October 2025.