



Planning Statement

Project No: 0286

Address: 6 Blandford Waye, Hayes, UB4 0PB

Date: Jul'2023

Proposal:

Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a proposed development)

The proposed development complies with the permitted development requirements by virtue of the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following limits and conditions:

- The dwellinghouse was not granted permission by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use);
- The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) is less than 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- No part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- The building would not have more than a single storey;
- The height of the building, enclosure or container would not exceed 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse;
- The height of the eaves of the building would not exceed 2.5 metres;
- The building, enclosure, pool or container would not be situated within the curtilage of a listed building;
- It would not include the construction or provision of a verandah, balcony or raised platform;
- It does not relate to a dwelling or a microwave antenna;
- In the case of any land within the curtilage of the dwellinghouse which is within – (a) a World Heritage Site, (b) a National Park, (c) an area of outstanding natural beauty or (d) the Broads, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres;
- In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.