

**Lawful Development Certificate Application for the proposed Demolition of
Outbuilding and the erection of a New Outbuilding at 10 Walford Road, Uxbridge,
UB8 2NF.**

Explanatory Statement

This application involves the demolition of the existing outbuilding and part of the deck and its replacement with a new outbuilding. The existing outbuilding is coming to the end of its life. Part of it is rotting and is beginning to slant. Some slats have fallen off. It is only single skin and it is used for purposes incidental to the enjoyment of the dwelling at 10 Walford Road. The outbuilding contains a model railway, a rowing machine, an exercise bike and a table tennis table.

The proposal is to replace the existing outbuilding with a newly constructed wooden outbuilding but with double skin and insulation as the current outbuilding is unusable in inclement weather. The existing outbuilding is on the back boundary and on the boundary with no 8 Walford Road. It is proposed that the new outbuilding will be set of these boundaries by 1m to ensure maintenance of the fence and an ability to control vegetation – something that can not be done at the moment. The new outbuilding will also be used as a home office as the applicants currently work from home on a regular basis – their spare room in the house is currently in use as a home office but this does mean that working from home becomes difficult when guests stay – something increasingly common, particularly as the applicants’ parents get older. Therefore there will be two rooms in the outbuilding – the gym area where the table tennis, rowing machine and exercise bike are kept and the home office area. There will also be a toilet and a shower. The toilet will be used when the office is being used as well as the gym. The purpose of the shower is so that the applicants can shower after using the gym. The shower and toilet are incidental to the gym/home office use. Similar examples can be found on the submitted appeal decisions (44 Ellington Road, para 19; 29 Limbury Road para 7; 97 Prayle Grove para 9). The outbuilding the applicant is proposing is very similar to those set out in these appeal decisions.

The proposed outbuilding is incidental to the enjoyment of the dwellinghouse. It will be under 2.5m in height and takes up less than 50% of the garden. Therefore, it is permitted development under Schedule 2 Part 1 Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

This application does not include any of the fences surrounding the site, even though they are over 2m in height, they have been in existence since the applicant bought the property 15 years ago. Some of the fences have been renewed at the same height more recently but the permitted development rules allow you to repair/replace a fence of the up to the same height that previously existed.



Existing Outbuilding to be demolished and deck reduced in width by a half. Trampoline and Goal to be disposed of. New outbuilding will have a flat roof and so will have less impact on the neighbours.



Exercise Bike



Rowing Machine



Table Tennis Table – it is rotten because it was left outside. The plan is not to have the trainset but to buy a new table tennis table to be used all year round in the new outbuilding.