

**Notes:**

- Do not scale from this drawing except for Planning purposes.
- Work from figured dimensions only.
- All dimensions to be checked on site prior to commencement of work.
- Where appropriate, drawing to be read in conjunction with other consultants' information.
- Subject to relevant Local Authority approvals.

Notes to demonstrate compliance with The Town and Country Planning (General Permitted Development) (England) Order 2015. Class E - buildings etc incidental to the enjoyment of a dwellinghouse.

Total area of ground covered by buildings other than the original dwellinghouse will not exceed 50% of the total area of the curtilage excluding the ground area of the original dwelling.

Area of site	351 s.m.
Area of original house	50 s.m.
Area of site minus area of original building	<b>301 s.m.</b>

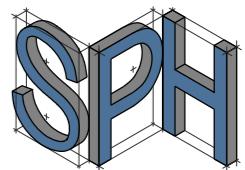
Area of extensions:	
Garage	12 s.m.
Kitchen extension	24 s.m.
Nett increase in area of Approved Planning application reference 28120/APP/2022/825 (Following demolition of garage)	20 s.m.
Proposed Garden Room (to which application relates)	<b>39.7 s.m.</b>
	<b>95.7 s.m.</b>

Percentage of curtilage covered by buildings (other than the original dwelling):

$$\frac{95.7}{301} \times 100 = 31.8\%$$

The proposed Garden Room is single storey.  
The proposed Garden Room is within 2m of the site boundary, therefore the height must not exceed 2.5m.  
The proposed height is 2.5m as indicated on drawing no. 555/LDC/51  
Surface water drainage to be connected to water butts with overflow to new soakaway(s)  
The proposed paved area in front of the Garden Room is to be at existing external ground level. All new paving to be made of porous material, or sloped so that run-off discharges into grassed area of back garden.

**Revisions:**  
A. (29.07.22) Shower omitted from garden room/gym.  
B. (12.08.22) Proposed building size reduced in accordance with Planners' comments.  
C. (12.09.22) Kitchenette omitted. Note re. new paving added.



**PROJECTS  
LIMITED**  
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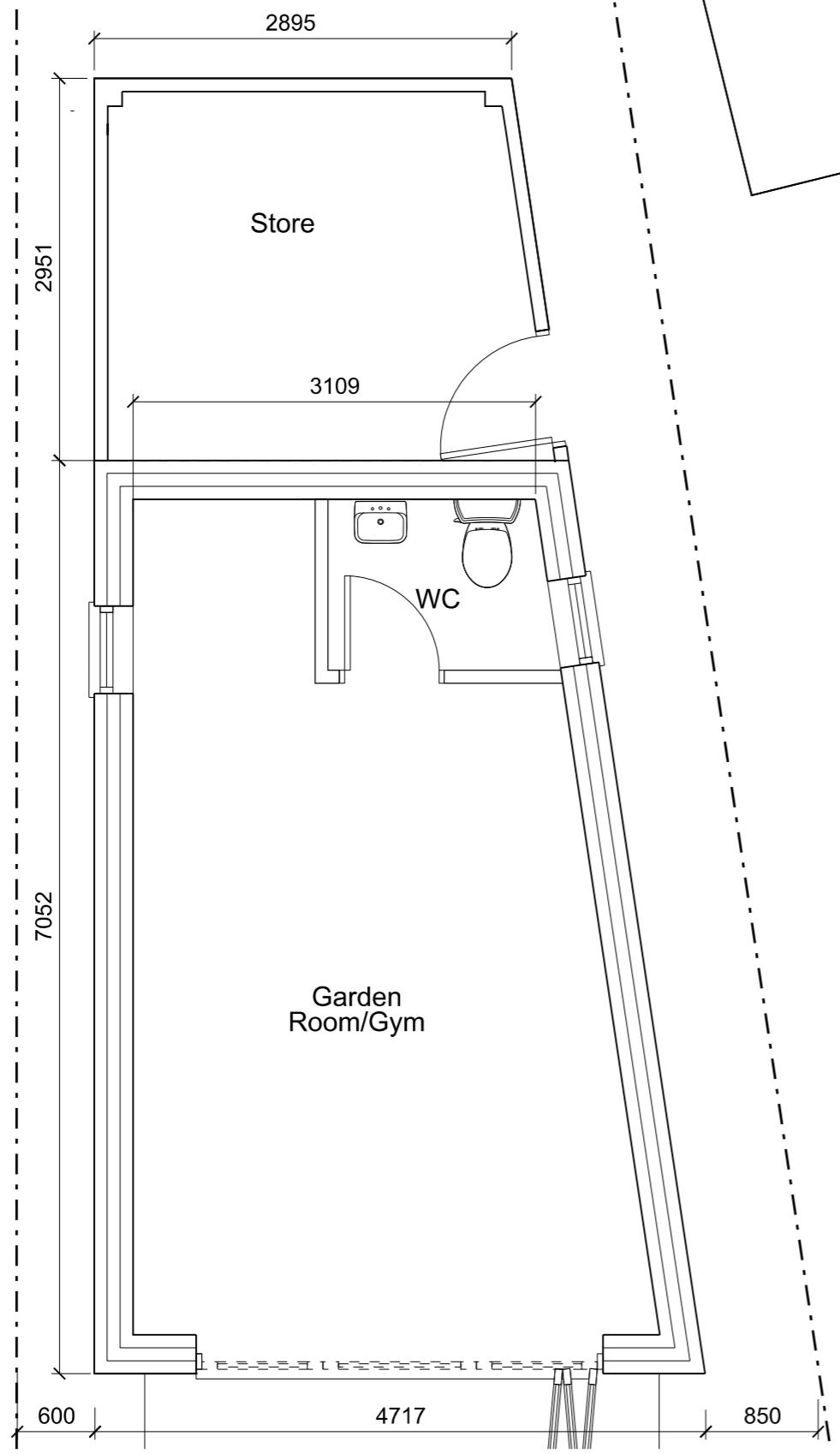
Project: **Proposed Garden Room at 25 Eversley Crescent London HA4 6DD**

Title: **Garden Room Proposed Plan**

Scale: **1:50 & 1:200 @ A3**  
Date: **June 2022**

Drawing Number:

**555/LDC/51C**



Site Layout Showing Location of Proposed Garden Room

0 10 20m

Scale 1:200 @ A3

