



**Lawful Development Certificate
Permitted Development Assessment**

**50 Acacia Avenue
Ruislip
Middlesex
HA4 8RG**

December 2024

**Assessment of compliance with the The Town and Country Planning
(General Permitted Development) (England) Order 2015 (as amended) –
Schedule 2 – Part 1 – Class E:**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2 – Part 1 – Class E			
Class E – buildings etc incidental to the enjoyment of a dwellinghouse			
<p>E. The provision within the curtilage of the dwellinghouse of –</p> <p>(a) Any building or enclosure, swimming or other pool required for the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or</p> <p>(b) A container used for domestic heating purposes for the storage of oil or liquid petroleum gas.</p> <p><i>The proposal seeks to provide an outbuilding in connection with the enjoyment of the dwellinghouse in accord with E(a).</i></p>			
Development not permitted			
E.1 Development is not permitted by Class E if -			
		Compliance	Reason
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M,N,P,PA or Q of Part 3 of this Schedule (changes of use);	✓	<p><i>50 Acacia Avenue has always been used as a residential dwellinghouse.</i></p> <p><i>Permission to use the dwellinghouse residentially has not been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule.</i></p> <p><i>The proposal would comply with criteria (a).</i></p>

(b)	The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	✓	<p><i>The proposed outbuilding would not exceed 50% of the dwellinghouses total curtilage.</i></p> <p><i>The proposal would comply with criteria (b).</i></p>
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(c)	Any 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.	✓	<p><i>The proposed outbuilding would be located to the rear of the dwellinghouse. No part of the outbuilding would exceed the original principal elevation of the dwellinghouse.</i></p> <p><i>The proposal would comply with criteria (c).</i></p>
(d)	The building would have more than a single storey;	✓	<p><i>The proposed outbuilding would not be more than one storey in height.</i></p> <p><i>The proposal would comply with criteria (d).</i></p>
(e)	<p>The height of the building, enclosure or container would exceed –</p> <p>(i) 4 meters in the case of a building with a dual pitched roof,</p> <p>(ii) 2.5 meters in the case of a building, enclosure or container within 2 meters of the boundary of the curtilage of the dwellinghouse, or</p> <p>(iii) 3 meters in any other case;</p>	✓	<p><i>The proposed outbuilding would be within 2m of the boundary of the curtilage of the dwellinghouse and would have an overall height of 2.5m</i></p> <p><i>The proposal would be to comply with criteria (e)(i)</i></p>

(f)	The height of the eaves of the building would exceed 2.5m;	✓	<p><i>The outbuilding would have a dual pitched roof and the eaves would not exceed 2.5m in height.</i></p> <p><i>The proposal would comply with criteria (f).</i></p>
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building;	N/A	<p><i>The proposed outbuilding would not be located in the curtilage of a listed building.</i></p> <p><i>The proposal would comply with criteria (g).</i></p>
(h)	It would include the construction or provision of a veranda, balcony, or raised platform;	N/A	<p><i>The proposed outbuilding would not include the provision of a veranda, balcony or raised platform.</i></p> <p><i>The proposal would comply with criteria (h).</i></p>

(i)	It relates to a dwelling or a microwave antenna;	N/A	<p><i>The proposed outbuilding does not represent a dwelling and the proposal does not represent a microwave antenna. The proposal would comply with criteria (i).</i></p>
(j)	The capacity of the container would exceed 3, 500 liters or	N/A	<p><i>The proposed outbuilding does not represent a container. The proposal would comply with criteria (j).</i></p>

(k)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	N/A	<i>The dwellinghouse was not built under Part 20 of this schedule. The proposal would comply with criteria (k).</i>
E.2. In the case of any land within the curtilage of the dwellinghouse which is within – (a) An area of outstanding natural beauty; (b) The Broads; (c) A National Park; (d) A World Heritage Site, Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 meters from any wall of the dwellinghouse would exceed 10 square meters.			
Compliance		Reason	
N/A		<i>The application site is not located in (a) – (d) as listed above.</i>	
E.3 In the case of any land within the curtilage 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.			
Compliance		Reason	
N/A		<i>the application site is not located on article 2(3) land.</i>	

Interpretation of Class E	
<p>For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.</p>	
Compliance	Reason

✓	<p><i>The outbuilding would be used as a garden room, gym and office room in connection with the enjoyment of the dwellinghouse. The buildings overall scale and use would be for purposes incidental to the dwellinghouse as reflected by the buildings scale and use.</i></p>
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Conclusion:

The proposed outbuilding is to hold a garden room, office and gym area, and a toilet/ wash area, as an incidental building in connection with the enjoyment of the dwellinghouse at 50 Acacia Avenue, is considered to comply with all the criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class E.

It is therefore considered that a lawful development certificate should be granted for the proposed outbuilding.