

FOR TOWN PLANNING ONLY

DWG NO:P201

JULY 2020

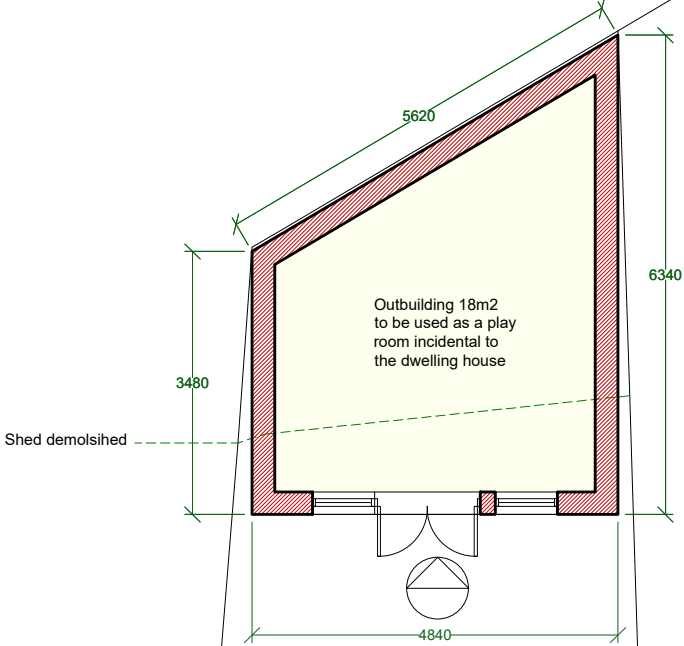
Notes
- This drawing is for town planning purposes only
- It is not to be used for construction
- The client is responsible for obtaining all statutory provisions including Building Regulations approval, works under the Party Wall Act 1996, and CDM Regulations 2015
- Any figured dimensions are based on limited survey information. All figured dimensions are to be verified by the contractor prior to the commencement of works

Neighbouring property

Existing structure

Proposed structure

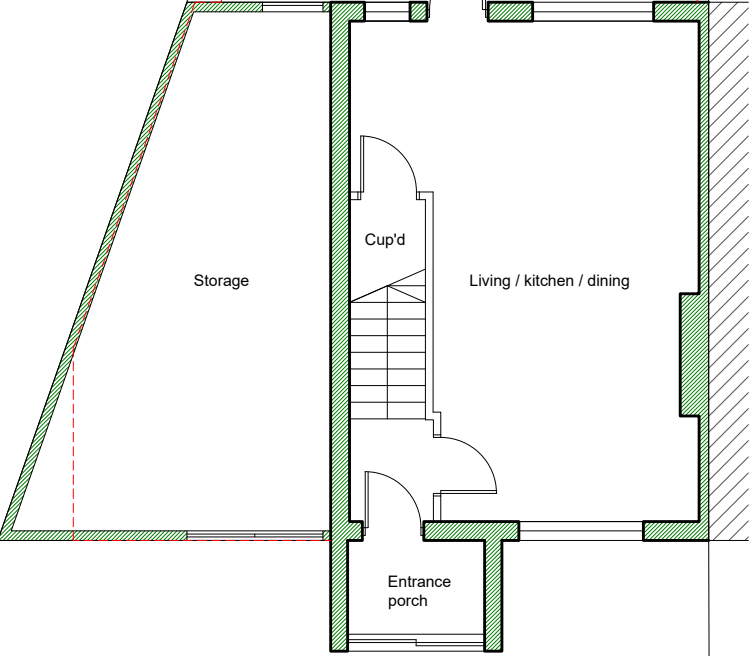
Proposed floor space



Rear garden 75m2 (following ground floor extension as approved under ref 46859/APP/2019/318 52m2)

NOTE: - Existing dwelling house as unextend has an area (GIA) of 31m2. Proposed outbuilding GIA 18m2

REAR ELEVATION



Front driveway

FRONT ELEVATION

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RT

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Registered address 39 Wakemans Hill Avenue, London, NW9 0TA.

Notes

Rev	Date	Comments

Notes

- This drawing is for town planning purposes only. It is not to be used for construction or any other purpose.
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-Any other discrepancies or omissions to be reported immediately

Class E – buildings etc

This provides permitted development rights within the curtilage of a house for:
(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

Under Class E, the following limits and conditions apply:
E.1 Development is not permitted by Class E if –
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 (change of use)

(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)

(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

(d) the building would have more than a single storey

(e) the height of the building, enclosure or container would exceed -
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case

(f) the height of the eaves of the building would exceed 2.5 metres

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building

(h) it would include the construction or provision of a verandah, balcony or raised platform

(i) it relates to a dwelling microwave antenna

(j) the capacity of the container would exceed 3,500 litres.

E.2 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

E.3 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

E.4 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

Ground floor proposed
106 Haig Road Hillingdon
Uxbridge UB8 3EG

02.5510

Metres

1:100 (a3)