

Planning Statement

ATTN: Planning Department

RE: 44 Mount Pleasant, Ruislip, HA4 9HG, UK.

44 Mount Pleasant is a 3 bed detached house in London. The proposal is for an outbuilding.

This Planning statement is to be read in conjunction with the following documents:

- Full set of drawings
- Location Map

The following policies and legislation have been considered:

- Local Plan
- Technical Housing standards
- Permitted development rights for householder

Proposed outbuilding

1. The proposed outbuilding is not in designated land
2. The proposed outbuilding is not within a conservation area or a listed building
3. The proposed outbuilding does not sit in front of the original building (front elevation)
4. The proposed outbuilding does not exceed 50% of the surrounding area (cartilage) of the original building.
5. The proposal does not include any verandas, balconies or raised platforms.
6. The proposed outbuilding does not provide a self contained living accommodation or microwave antenna.
7. The proposed outbuilding complies with the one storey specification and having a maximum eaves height of 2.5m.

The outbuilding adheres to the Planning Development Rights, as shown on the diagram below. Under Class E the maximum height of the eaves on any part of the building (irrespective of total height) is 2.5 metres. For example, on a building with a single-pitched roof, the 2.5 meters eaves limit and 3 metres maximum height, limit would be as shown below.

