

Statement of Evidence

Mr. & Mrs. R Sangha
Silver Glades
18 The Broadwalk
Northwood
Middx
HA6 2XD

STB 350/3.1

February 2021

INTRODUCTION

This statement of evidence is prepared by Jane Duncan Architects Ltd. on behalf of Mr & Mrs R Sangha, the applicant, in support of an application for a Lawful Development Certificate for a Proposed Use and Development (CLOPUD) at Silver Glades, 18 The Broadwalk, Northwood, Middx

The description of the CLOPUD application is as follows:

"Erection of new Games Room"

The purpose of this statement is to describe the proposal in enough detail to enable the local authority to understand exactly what is being proposed, and to illustrate its compliance with the Town and Country Planning (General Permitted Development) Order 2015 as amended.

THE APPLICATION SITE

The application site is located in the Copse Wood Area of Special Local Character and is covered by TPO 396. but is not included within any other special area that would introduce any additional planning restrictions.

The property maintains its Permitted Develop Rights.

PROPOSED WORK

Games Room.

A Games Room will be added at the back of the property to create a room for the enjoyment of the house. The building will be located at 90 degrees to the house.

The materials used will be facing brick for the walls, single ply membrane roof, with metal framed glazed panels and bi-folding door sets.

The building fully complies with the permitted development rights listed under Class E.1 as outlined below:

E.1

- a) Permission to use the dwellinghouse as a dwellinghouse has **NOT** 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 **NOT** 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 **NOT** be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- d) The building would **NOT** have more than a single storey.
- e) The height of the building enclosed or container would NOT exceed:
 - a. 4 metres in case of a building with a dual-pitched roof
 - b. 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
 - c. 3 metres in any other case.
- f) The height of the eaves of the building would **NOT** exceed 2.5metres.
- g) The building, enclosure, pool, or container would **NOT** be situated within the curtilage of a listed building.
- h) It would **NOT** include the construction of a veranda, balcony or raised platform.
- i) It **DOES NOT** relate to a dwelling or a microwave antenna.

- j) The capacity of the container would NOT exceed 3500 litres.

CONCLUSION

For the reasons set out within this Statement of Evidence we believe that the proposal would qualify as permitted development and that you will look favourably over this application and grant its Certificate of Lawfulness application accordingly.