

Evidence to Verify Application
For single storey outbuilding at
37 Fray's Way, Uxbridge UB8 2QU

This statement demonstrates that we comply with all criteria for Permitted Development Rights, with respect to **Class E**:

- 1) Existing house is not on designated land.
- 2) Existing house is not a listed building.
- 3) Site is not within a National Park, the Broads, Area of Outstanding Natural Beauty or World Heritage Site.
- 4) Proposed outbuilding is not forward of the principal elevation of the house.
- 5) Total land around original house, is **148.6m²**, calculated as follows:
 - Total site area = 203.3m²
 - Original house footprint = 40.2m²
 - Original Garage footprint = 14.5m²
 - Land around original house = **148.6m²**
 - 50% of original land = **74.3m²**
 - Area of proposed outbuilding + existing porch + existing rear extension – original garage = **39.5m²**.
- 6) The outbuilding function is ancillary to the main house, and is not a self contained flat, or will have a microwave antenna.
- 7) Max. Eaves height is 2.5m and max. Ridge height is 2.5m.
- 8) It is within 2.0m of the boundaries.
- 9) There are no balconies or verandas proposed, and the new deck is at the existing ground level.
- 10) There are no containers proposed in this scheme.

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