

Planning Department;

Date: 20/12/2022

Dear Sir/Madam

Site:

59 Wentworth Crescent

Hayes UB3 1NW

Proposal: Certificate of Proposed lawful development for single storey outbuildings; Schedule 2, Part 1, Class E (GPDO 2015)

I write on behalf of the applicant to submit for the council's consideration this certificate of proposed lawful development. The works include the erection of a single storey outbuilding/garage, located at the end of the existing garden of the application site. The proposed rear outbuilding would comprise a flat roof and doors along the front elevation with windows, and a rear door to the garden space. The proposed use of the outbuilding would be ancillary to the main dwelling house.

Assessment

The proposed works have been assessed against Schedule 2, Part 1, Class E (GPDO 2015) and as set against these criteria are deemed to be lawful. For the avoidance of doubt, this is set out in more detail below:

- Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

- (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.

Development not permitted

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 or Q of Part 3 of this Schedule (changes of use);
Not applicable- the established use of this property is a dwellinghouse
- (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);

Not applicable- the outbuilding would only comprise a small proportion of the application site, the rear outbuilding measuring only 47 sqm

- (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;
Not applicable- the buildings would not be situated forward of any principal elevation.
- (d) the building would have more than a single storey;
Not applicable- the proposed outbuildings would be of single storey construction, as shown on the plans.
- (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) 3metres in any other case;
Not applicable- the proposed height of the rear outbuilding is 2.5m, within the permitted height of part (ii) above.
- (f) the height of the eaves of the building would exceed 2.5 metres;
Not applicable- the proposed eaves heights are all below 2.5 metres.
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
Not applicable- the application site is not a listed building.
- (h) it would include the construction or provision of a veranda, balcony or raised platform;
Not applicable- the proposal does not include the. Provision of a veranda, balcony or raised platform, as shown on the plans.
- (I) it relates to a dwelling or a microwave antenna; or
Not applicable, the garage/outbuilding is ancillary to the main dwelling use only.
- (j) the capacity of the container would exceed 3,500 litres.
Not applicable.

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; or
- (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 metres from any wall of the dwellinghouse would exceed 10 square metres.

None of the article 2(3) designations are relevant to this property.

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.

None of the article 2(3) designations are relevant to this property.

Summary

In summary, the proposed works are all deemed to be lawful under Class E of the GPDO. We look forward to receiving the certificate of lawful proposed development in due course.

Should you require any further information or wish to arrange a site visit, please do not hesitate to contact me on [07960 417920](tel:07960417920),

Yours sincerely

Mr S Bahia

AsB Architecture Ltd