

Dear Gravesham Borough Council

Application for Lawful Development Certificate (Proposed) – Outbuilding

We write to submit an application for a Lawful Development Certificate in respect of a proposed outbuilding within the residential curtilage of the above property.

Planning permission was granted under reference **20250873**. While certain permitted development rights under Classes A, AA, B, C and D of Part 1 Schedule 2 of the GPDO 2015 (as amended) have been removed by condition, Class E rights remain unaffected.

The proposed outbuilding has been designed to comply fully with the limitations and conditions set out under Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In particular:

- The structure is located wholly within the residential curtilage and is not forward of the principal elevation.
- The cumulative coverage of extensions and outbuildings does not exceed 50% of the curtilage (excluding the footprint of the original dwelling).
- The proposed height complies with the relevant restrictions in relation to proximity to boundaries.
- The building is incidental to the enjoyment of the dwellinghouse and does not comprise a separate unit of accommodation.
- No verandas, balconies or raised platforms are proposed.

The application is submitted to confirm the lawfulness of the proposed development and to provide certainty prior to commencement.

We trust the enclosed drawings and supporting information demonstrate full compliance with Class E and look forward to confirmation of lawfulness in due course.

Kind Regards,

Ashley Harrison
Director & Architect

PMR Architecture