

SUMMARY OF PERMITTED DEVELOPMENT WORKS

PROPOSED OUTBUILDING TO PROVIDE GYM, WC/SHOWER ROOM AND HOME OFFICE
ALL USES ARE INCIDENTAL TO THE ENJOYMENT OF THE DWELLING HOUSE

E.1 (a) *permission to use the dwelling house ... has been granted only by virtue of ... change of use*
The dwelling has always been of residential use

E.1 (b) *the total area of ground covered by buildings, enclosures & containers within the curtilage of the dwelling house ... would exceed 50% of the total area of the curtilage*
The total area of ground around the original house covered by buildings within the curtilage is much less than 50% of total curtilage area excluding the original house
See 'SCHEDULE OF AREAS'

E.1 (c) *any part of the building ... would be situated on land forward of a wall forming the principal elevation of the original dwelling house*
The proposed outbuilding is situated so that no part of the new building is built on land in front of the main front wall of the original house.

E.1 (d) *the building would have more than a single storey*
The proposed building is single storey

E.1 (e) *the height of the building ... would exceed 4 metres in the case of a building with a dual pitched roof, 2.5 metres in the case of a building ... within 2 metres of the boundary of the curtilage of the dwelling house, 3 metres in any other case*
The proposed buildings do not exceed the above height restrictions

E.1 (f) *the height of the eaves of the building would exceed 2.5 metres*
The eaves height does not exceed 2.5m above the finished ground

E.1 (g) *the building ... would be situated within the curtilage of a listed building*
Not applicable

E.1 (h) *it would include the construction or provision of a verandah, balcony or raised platform*
Not applicable

E.1 (i) *it relates to a dwelling or a microwave antenna*
Not applicable

E.1 (j) *the capacity of the container would exceed 3,500 litres*
Not applicable

E.2 *land ... within world heritage site, national park, are of outstanding natural beauty or the Broads*
Not applicable

E.3 *land ... which is article 2(3) land*
Not applicable

SCHEDULE OF AREAS

Total curtilage area	=	835.8 sqM
Area of original house	=	46.5 sqM
50% of total curtilage area	=	371.4 sqM
excluding original house		

Area of ground around the original house within the curtilage covered by buildings:

Area of existing double garage	=	46.4 sqM
Area of existing porch	=	5.6 sqM
Area of existing two-storey side extension and existing single storey extension	=	73.7 sqM
Area of existing outbuilding	=	20.0 sqM
Area of proposed outbuilding	=	60.6 sqM

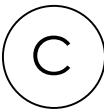
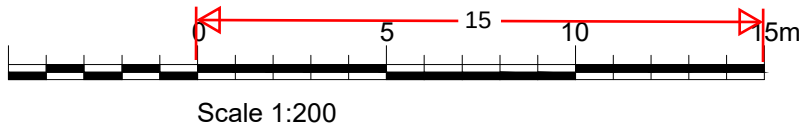
Total	=	206.3 sqM
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Total area of ground around the original house covered by buildings within the curtilage (206.3 sqM) is much less than 50% of total curtilage area excluding the original house (371.4sqM)

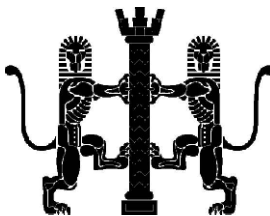


CERT OF LAWFUL DEV
APPLICATION: 20230170

Proposed Block Plan



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NOTES

Do not scale
Verify all dimensions on site before commencing any work or preparing any shop drawings

All building materials, components and workmanship to comply with the appropriate Public Health Acts, Building Regulations, British & European Standards and Codes of Practice and to the appropriate manufacturers recommendations.

For all specialist work see relevant drawings

All schemes to be set out completely including buildings, roads, drainage and levels prior to the commencement of works

Sites to be checked against Land Registry plans and any necessary Easements to be established

Any discrepancies, errors or omissions to be reported to the architect for further instructions before commencement of works

E		
D		
C		
B		
01.11.23	Permitted Develoment title added	LDM
A		
22.02.2023	Permitted Develoment notes added	LW
Date	Revisions	By

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Drawing Title

Approved Block Plan : Cert
Lawful Dev: App: 20230170

Scale	Date	Drawn By
1:200 @ A2	22.02.2023	LW

Project No.	Dwg. No.	Rev.
5423	D-03	B