

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:

- b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage: **compliant**.
- c) no part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse: **compliant**.
- d) the building must be single storey: **compliant**.
- e) the height of a dual pitched roof must not exceed 4m: **compliant**.
- f) the height of the eaves of the building cannot exceed 2.5 metres: **compliant**.
- g) the building cannot be situated within the curtilage of a listed building: **compliant**.
- h) it does not include the construction or provision of a verandah, balcony or raised platform: **compliant**.
- i) it does not relate to a dwelling or a microwave antenna: **compliant**.

In response to E.2. as the outbuilding has a GIFA of greater than 10m², the proposed building is positioned within 20m from the external walls of the original dwelling. In response to E.3. the proposed outbuilding is not positioned on land between a wall forming a side elevation of the dwelling and the ownership boundary.

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