

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

K		
J		
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F		
E		
D		
C		
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A		
03.02.23	Application for Cert. of Lawfulness	BH
Date	Revisions	By

DAC
Architects

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Project Title

**DEVELOPMENT AT
173 SINGLEWELL ROAD
GRAVESEND
KENT**

Client

MR M PECKOVER

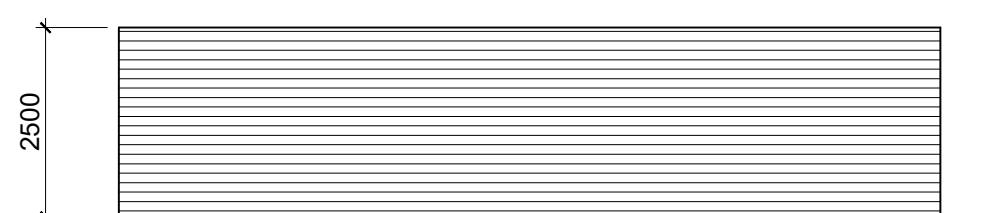
Drawing Title

**PROPOSED PLANS
APPLICATION FOR
CERT. OF LAWFULNESS**

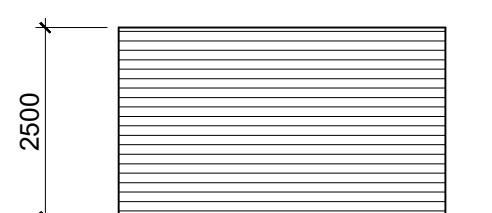
Scale	Date	Drawn By
1:100	21.10.22	JR/BH

Project No.	Dwg. No.	Rev.
5324	D-12	A

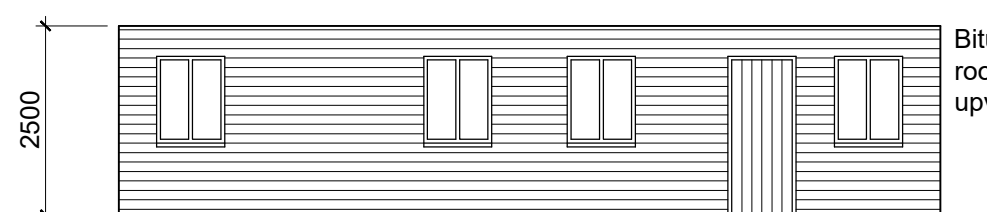
BUILDING 1: Gym / Games Room



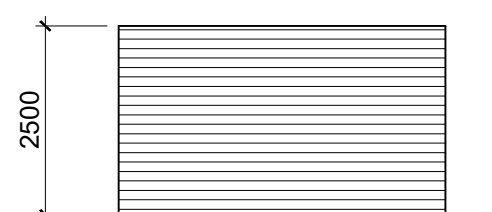
South Elevation



East Elevation

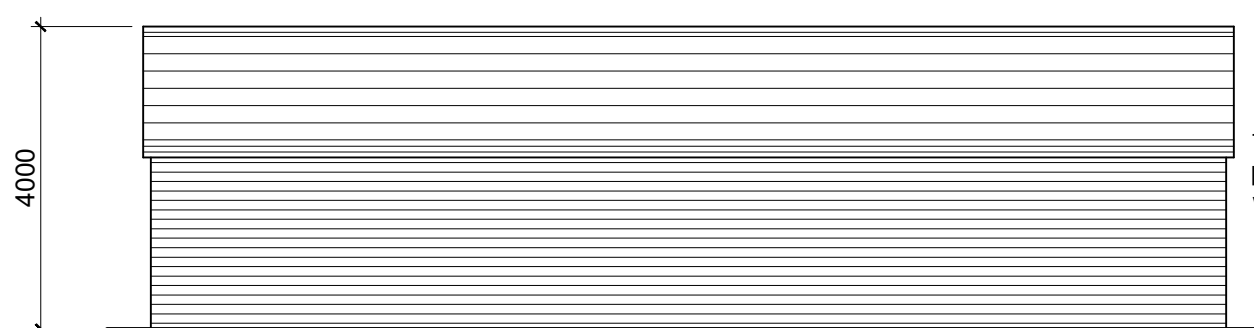


North Elevation

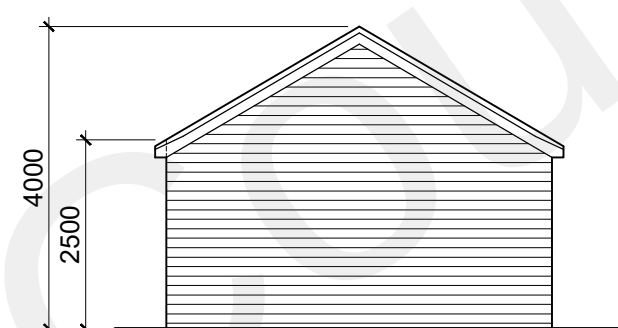


West Elevation

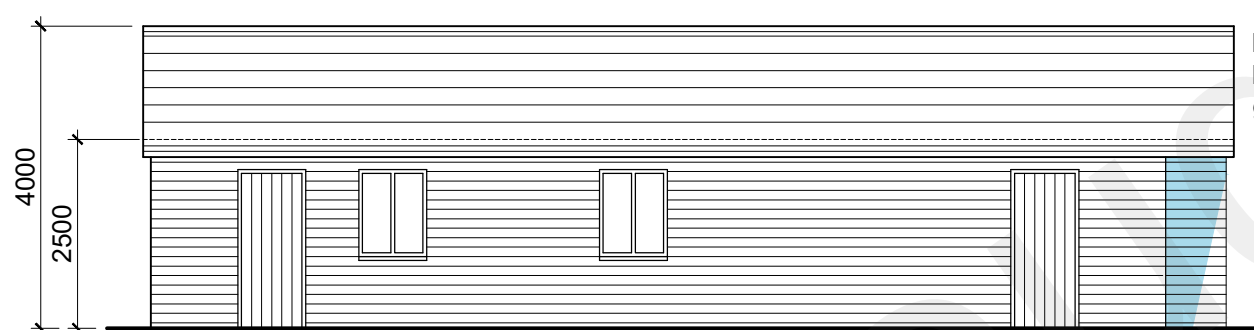
BUILDING 2: Garden Store and Garden Office



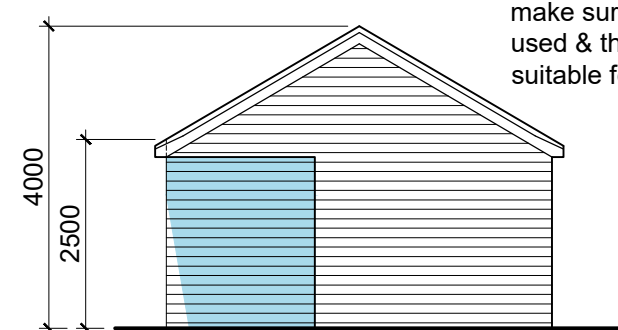
South Elevation



East Elevation

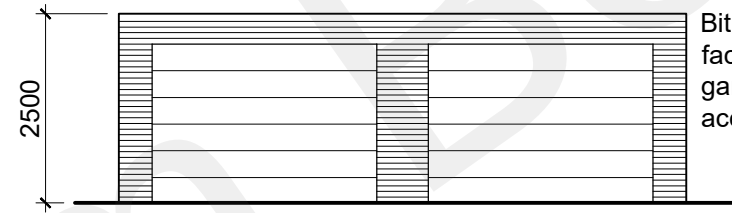


North Elevation

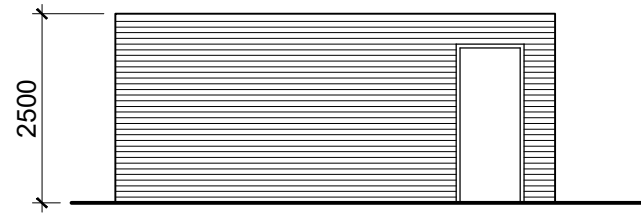


West Elevation

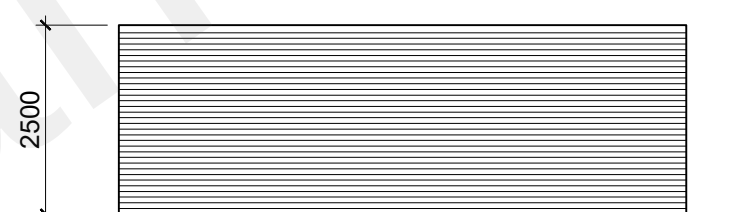
BUILDING 3: Garage



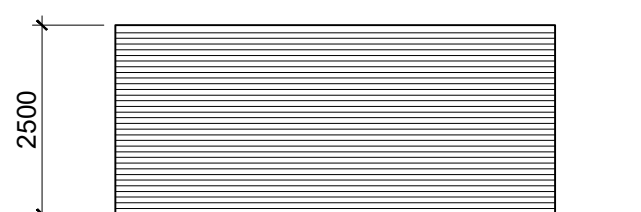
South Elevation



East Elevation

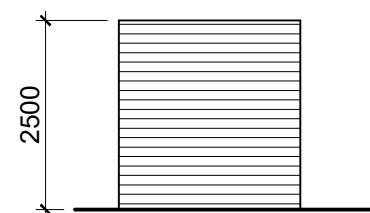


North Elevation

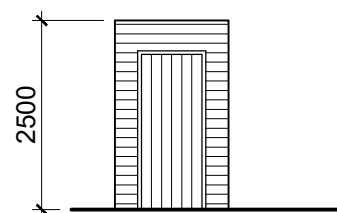


West Elevation

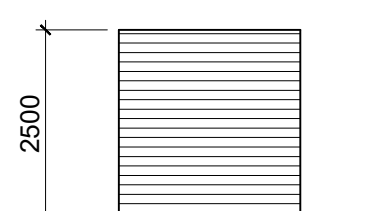
BIN STORE



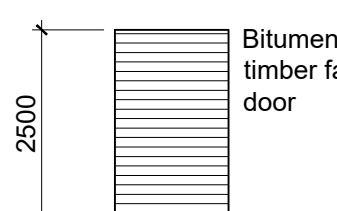
South Elev.



East Elev.

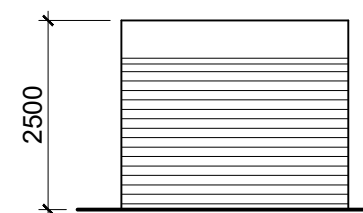


North Elev.

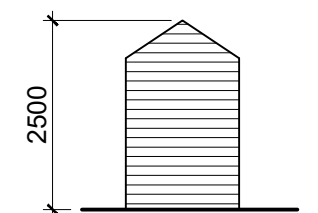


West Elev.

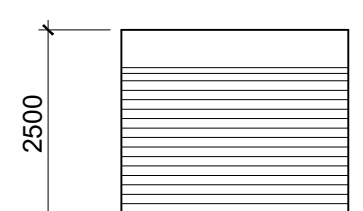
SHED



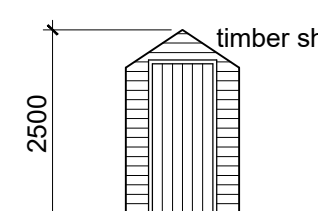
South Elev.



East Elev.



North Elev.



West Elev.

SUMMARY OF PERMITTED DEVELOPMENT WORKS

NEW GARDEN BUILDINGS TO PROVIDE A NEW GYM / GAMES ROOM, A GARDEN OFFICE, A GARDEN STORE / WORKSHOP, A GARAGE FOR DOMESTIC VEHICLES, A GARDEN SHED FOR GARDENING EQUIPMENT, AND A BIN STORE. 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 site area is 530sqM & the total size of the proposed buildings, is far less than 50% of the curtilage of the property. See 'AREAS PLAN' with full 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 Gym/ Games room building is in line with the main front wall of the original dwelling house with a note added to ensure that no part of the new building is built on land in front of this. All the other proposed buildings are behind the front line of the principal elevation

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

DRIVEWAY LEADING TO NEW GARAGE

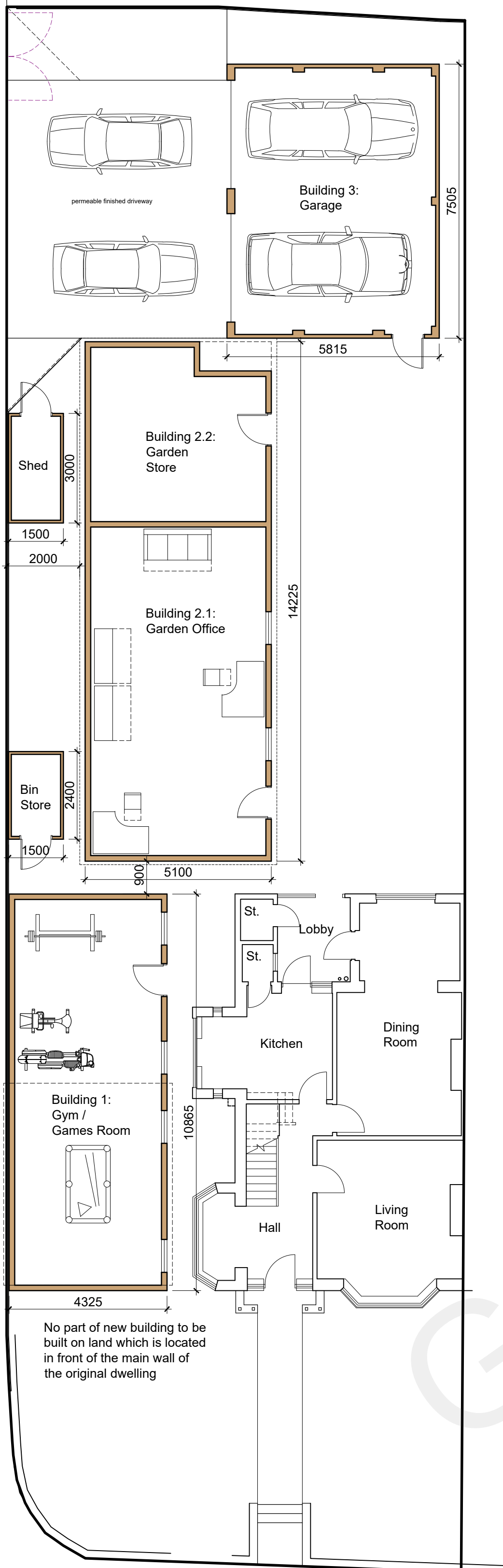
The new building will require a slight realignment of the existing driveway

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

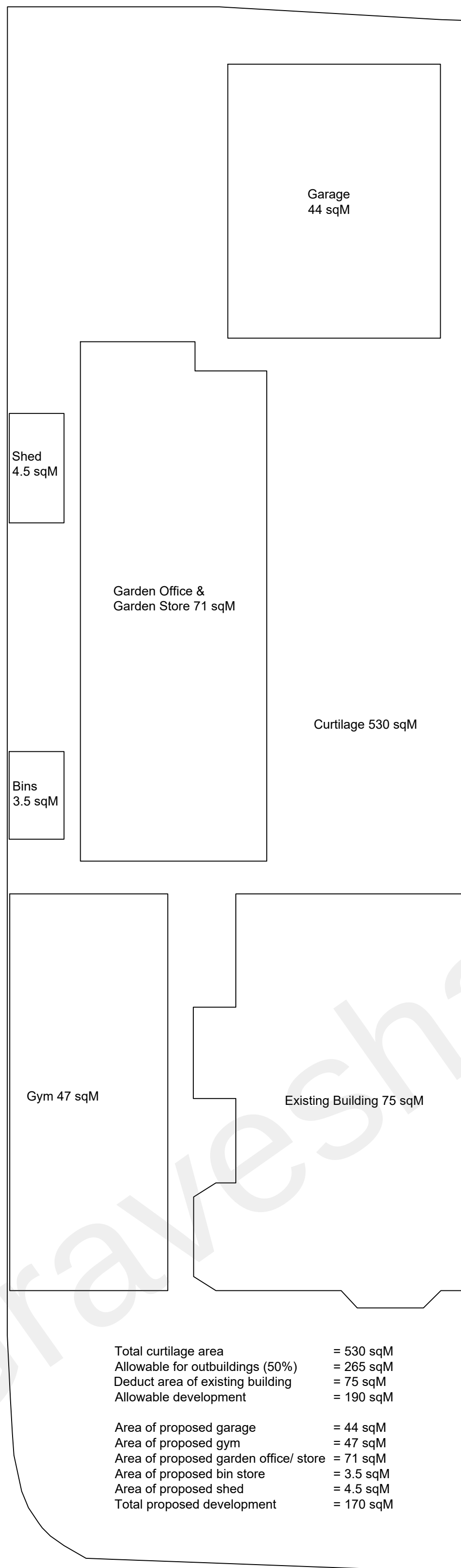
Conditions

F.2 (a) & (b) *either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house*
The driveway will be surfaced with permeable materials & construction

no. 1 Dennis Road



GROUND FLOOR



AREAS PLAN

Total curtilage area	= 530 sqM
Allowable for outbuildings (50%)	= 265 sqM
Deduct area of existing building	= 75 sqM
Allowable development	= 190 sqM
Area of proposed garage	= 44 sqM
Area of proposed gym	= 47 sqM
Area of proposed garden office/ store	= 71 sqM
Area of proposed bin store	= 3.5 sqM
Area of proposed shed	= 4.5 sqM
Total proposed development	= 170 sqM



Scale 1:100