

Proposed Log Cabin Outbuilding at 90 Central Avenue Gravesend

Permitted Development Verification Checklist

The Applicant believe the proposal is Permitted Development for the following reasons:-

Condition	Reason
1. On designated land* outbuildings to the side of the house are not permitted development. *Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and Work Heritage Sites.	The land on which the proposal will be sited does not fall within are designated area. The proposal will be sited to the rear of the house.
2. Outbuildings are not permitted development within the grounds of a listed building.	The property is not listed.
3. In national parks, the Broads, Areas of Outstanding Natural Beauty and Work Heritage Sites the total area to be covered by any outbuildings more than 20 meters from ANY WALL of the house must not exceed 10 square meters to be permitted development.	The land on which the proposal will be sited does not fall within a national park, the Broads, an Areas of Outstanding Natural Beauty or Work Heritage Site.
4. Outbuildings are not permitted development forward of the principal elevation of the original house.	The proposal is to the rear of the house and is therefore not forward of the principal elevation of the original house.
5. Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit.	The area of land surrounding the original house is approximately 520m ² . The pre-existing outbuildings comprising a garage, conservatory, five sheds and a greenhouse have a total floor area of 53.22m ² . The proposed outbuilding has a total area of 30m ² . The total area of pre-existing and proposed outbuildings would total 83.22m ² or 16% of the total area of land around the original house, which is below the 50% limit.
6. To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.	The proposed outbuilding will be used for storage and recreational purposes incidental to the enjoyment of the dwelling house. The proposed outbuilding will not contain any living accommodation and will not have a microwave antenna.
7. Outbuildings must be single story with a maximum eaves height of 2.5m and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.	The proposed outbuilding will be single-story with a dual pitched roof having an eave height approximately 2.0m, therefore not exceeding 2.5m and a total ridge height of approximately 2.6m, therefore not exceeding 4m.

8. If the building is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.	The proposed outbuilding will be not less than 2.3m from the closest boundary and therefore falls outside this rule.
9. Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm.	No balconies or verandas are proposed. Any decking installed to aid entry and exit to/from the proposed outbuilding will not exceed 300mm in height.
10. Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development. The other permitted development conditions which apply to outbuildings listed above also apply to containers.	No containers for domestic heating purposes are proposed.

Proposed Use

The proposed outbuilding will initially be used for the storage of furniture and other belongings of the Applicant and his family to facilitate a clearance of the main house and the reconfiguration of the uses of the rooms to provide more practical accommodation for the Applicant's disabled father who suffer with poor mobility, to improve his access, safety and comfort.

Once this work is complete, the proposed outbuilding will be fitted out as a recreational space incidental to the enjoyment of the dwelling house.

In future, pre-existing outbuildings that are in poor condition will be taken down and others relocated to provide a more open space at the west end of the garden for the growing of domestic produce.

Application Documents

The following documents have been provided to evidence that the proposal is Permitted Development:-

- Location Plan
- Existing Layout Plan (of rear garden)
- Photograph of the existing rear garden looking west southwest
- Proposed Layout Plan
- Indicative Floor Plan (furniture shown for example only)
- Log Cabin Supplier's photomontage of front (east) and side (south)
- Existing and Proposed Sections (showing levels relative to neighbouring properties)
- Permitted Development Verification Checklist (this document)