



STATEMENT OF EVIDENCE

Project Description:
New Outbuilding

Site:
17 Westfield Close, Gravesend, Kent. DA12 5EH

The proposed development meets the criteria of Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as follows:

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

E.1 Development is not permitted by Class E if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, N, P or Q of Part 3 of this Schedule (changes of use);

It was not.

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

It does not.

- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

It does not.

- (d) the building would have more than a single storey;

It does not.

- (e) the height of the building, enclosure or container would exceed—
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;

It does not.

- (f) the height of the eaves of the building would exceed 2.5 metres;

It does not.

- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;

It is not.

- (h) it would include the construction or provision of a verandah, balcony or raised platform;

It does not.

- (i) it relates to a dwelling or a microwave antenna;

It does not.

- (j) the capacity of the container would exceed 3,500 litres or
- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

It does not.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- (a) an area of outstanding natural beauty;
- (b) the Broads;
- (c) a National Park; or
- (d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

The site is not within any of the above and nor is it located more than 20m from the dwelling.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

The site location is not.

Ben Hebblethwaite
DAC Architects November 2021

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