

**PROPOSED OUTBUILDING FOR USE
INCIDENTAL TO THE MAIN DWELLING**

PERMITTED DEVELOPMENT CHECKLIST, Dated 30 April 2026

1.0 INTRODUCTION

- 1.1 This checklist has been compiled to assist in the confirmation of lawfulness of the proposed development at 256 Singlewell Road, Gravesham DA11 7RE.
- 1.2 The property is a detached single family dwelling house that has been previously extended and is set within its own substantial grounds.
- 1.3 The site is not within a designated Conservation Area and is not a Listed Building.
- 1.4 The site does not appear to have any further restrictions in respect of its permitted development rights other than those that already exist within the framework of the Town and Country Planning (General Permitted Development) (England) Order.
- 1.5 This proposal is for the provision of a **Prayer and Meditation Room** located within the private garden, set away from the existing boundary walls/fences and surrounding trees.
- 1.6 The reasons for the proposal are detailed in the supporting Applicant's Statutory Declaration.
- 1.7 The main element of the proposal is therefore considered to fall under Schedule 2, Part 1; Class E (a) of the General Permitted Development Order; 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.

- 1.8 The proposal can be considered LAWFUL for the following reasons.

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**2.0 CLASS E – BUILDINGS ETC INCIDENTAL TO THE ENJOYMENT OF A
DWELLINGHOUSE**

2.1 The proposal has been checked against Schedule 2, Part 1, Class E, E1;

- ✓ (a) The existing property was originally constructed as a dwellinghouse and has been in continual use as such since construction (more than 10 yrs).
- ✓ (b) The site includes an existing outbuilding, and the original dwelling has been previously extended. Nevertheless, the total area of ground covered by buildings, enclosures and containers within the curtilage would NOT exceed 50% of the total site area. This is identified on Drawing #E118(08)002
- ✓ (c) The new building would NOT be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- ✓ (d) The new building would NOT have more than a single storey.
- ✓ (e) The height of the building would not be located within 2m of any boundary but in any event would NOT exceed 2.5m (ii). *
- ✓ (f) The height of the eaves of the building would NOT exceed 2.5m. *
- ✓ (g) No. 256 Singlewell Road is not a listed building, therefore the new building would NOT be situated within the curtilage of a listed building.
- ✓ (h) The works would NOT include the construction or provision of a veranda, balcony or raised platform.
- ✓ (i) The works would NOT relate to the construction of a dwelling or a microwave antenna.
- ✓ (j) The building would NOT be a container exceeding 3,500litres.
- ✓ (k) The dwellinghouse was NOT built under Part 20 of the GPDO.

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* Regarding (e) & (f) above, the maximum height of 2.5m is taken from the highest adjacent ground level and extends from this level to the uppermost limit of the proposed rooflight installation. The eaves level is therefore less than 2.5m.

This is illustrated on Drawing #E118(08)003

3.0 DESIGN

- 3.1 The height and positioning of the proposal is critical, not only relative to meeting the above criteria, but also in relation to its setting within the plot and its subservience to the existing buildings.
- 3.2 The proposed outbuilding is located away from the north boundary, positioned more centrally within the recess of the existing L-shaped outbuilding.
- 3.3 At 2.5m in height the outbuilding is 700mm below the eaves of the existing outbuilding, therefore appearing subservient in both form and appearance.
- 3.4 Fenestration is simple with a glazed screen facing west into the garden. There are two neo-flush rooflights, and a small projecting overhang to the front for solar shading. The rendered finish is consistent with the house and existing outbuilding.

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4.0 SUPPORTING INFORMATION

4.1 Application Drawings. Please refer to the plan and elevation drawings, dimensioned as appropriate.

E116(05)1250	Existing Location & Block Plan	1/1250 & 1/500 @ A3
E116(08)1250	Proposed Location & Block Plan	1/1250 & 1/500 @ A3
E116(08)001	Proposed Plans and Elevations	1/100 @ A1
E116(08)002	Existing & Proposed Build-Plot Ratio	1/200 @ A2
E116(08)003	Site Section: Existing & Proposed South Elevation	1/100 @ A3
E116(08)004	Rendered Visuals / Perspectives Images	A4 (Do Not Scale)

4.2 Applicant's Statutory Declaration, dated 28 April 2026.