

Justification

in support of an application for a

Lawful Development Certificated

for a new

Outbuilding

@ 18 Dobson Road, Gravesend, Kent, DA12 5TE

Document No. 2.1

01.11.23

Class E – buildings etc provides permitted development rights within the curtilage of a house for:

(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 **which this is**; or

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

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 M, N, P, PA or Q of Part 3 of this Schedule (change of use) **which it has 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) **which it would not, the total area of the curtilage, excluding the ground area of the original dwellinghouse, is 340m², the area of ground that would be covered by buildings, enclosures and containers within the curtilage, would be 64m², only 19%**

(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 **which it is not**

(d) the building would have more than a single storey **which it will 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, **yes, it has a dual-pitched roof and is 3.54 metres high** (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 **not applicable** or (iii) 3 metres in any other case **not applicable**

(f) the height of the eaves of the building would exceed 2.5 metres **which it will not**

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building **which it is not**

IANUPTONARCHITECTSLIMITED THEWHITEHOUSEBONNINGTONKENTTN257BP
COMPANYNo. **9342173** REGISTERED IN ENGLAND & WALES WEB: **ianuptonarchitectslimited.com**
EMAIL:- **ian@ianuptonarchitectslimited.com** MOB:- **07968563892** TEL NO:- **07968563892**

(h) it would include the construction or provision of a verandah, balcony or raised platform **which it will not**

(i) it relates to a dwelling or a microwave antenna **which it will not**

E.2 In the case of any land within the curtilage of the dwellinghouse which is within -
(a) a World Heritage Site, (b) a National Park, (c) an area of outstanding natural beauty or (d) the Broads, 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 **not applicable**

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 **not applicable**

Drawings

- 2.2 Location Plan
- 2.3A Site Block Plan Existing
- 2.4 Outbuilding Ground Floor Plan Existing
- 2.5 Outbuilding Roof Plan Existing
- 2.6 Outbuilding Elevations Existing
- 2.7A Outbuilding Ground Floor Plan Proposed
- 2.8A Outbuilding Roof Plan Proposed
- 2.9A Outbuilding Elevations Proposed
- 2.10A Site Block Plan Proposed