

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

16.10.23

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, **not applicable** (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 **which is applicable and the building will be less than 2.5 metres high, measured from the highest ground level immediately adjacent to the building,** 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**

(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

2.3 Site Block Plan Existing and Proposed

2.4 Outbuilding Ground Floor Plan Existing

2.5 Outbuilding Roof Plan Existing

2.6 Outbuilding Elevations Existing

2.7 Outbuilding Ground Floor Plan Proposed

2.8 Outbuilding Roof Plan Proposed

2.9 Outbuilding Elevations Proposed