

SUMMARY OF PERMITTED DEVELOPMENT WORKS

NEW GARDEN BUILDING TO PROVIDE GARAGING FOR DOMESTIC VEHICLES, LARGE LAWN MOWER, GARDEN STORE AND WORK AREA & GENERAL DOMESTIC STORAGE. ALL USES ARE INCIDENTAL TO THE ENJOYMENT OF THE DWELLING HOUSE.

E.1 (a) permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

E.1 (b) the total area of ground covered by buildings, enclosures & containers within the curtilage of the dwelling house ... would exceed 40% of the total area of the curtilage
The site area is 1000sqm & the total area of the proposed building, even taking into account the extensions which are the subject of another application for a Lawful Development Certificate and which are also shown on this drawing for completeness is far less than 50% of the curtilage

E.1 (c) any part of the building ... would be situated on land forward of a wall forming the principal elevation of the original dwelling house
The proposed building is in line with the main front wall of the original dwelling house with a note added to ensure that no part of the new building is built on land in front of this

E.1 (d) the building would have more than a single storey
The proposed building is single storey

E.1 (e) the height of the building ... would exceed 4 metres in the case of a building with a dual pitched roof, 2.5 metres in the case of a building ... within 2 metres of the boundary of the dwelling house, 3 metres in any other case
The proposed building has a dual pitched roof, is more than 2m away from the boundary and is no more than 4 metres high

E.1 (f) the height of the eaves of the building would exceed 2.5 metres
The eaves height is approx 2.30m

E.1 (g) the building ... would be situated within the curtilage of a listed building
Not applicable

E.1 (h) it would include the construction or provision of a veranda, balcony or raised platform
Not applicable

E.1 (i) it relates to a dwelling or a microwave antenna
Not applicable

E.1 (j) the capacity of the container would exceed 2,500 litres
Not applicable

E.2 land ... within world heritage site, national park, are of outstanding natural beauty or the Broads
Not applicable

E.3 land ... which is article 2(3) land
Not applicable

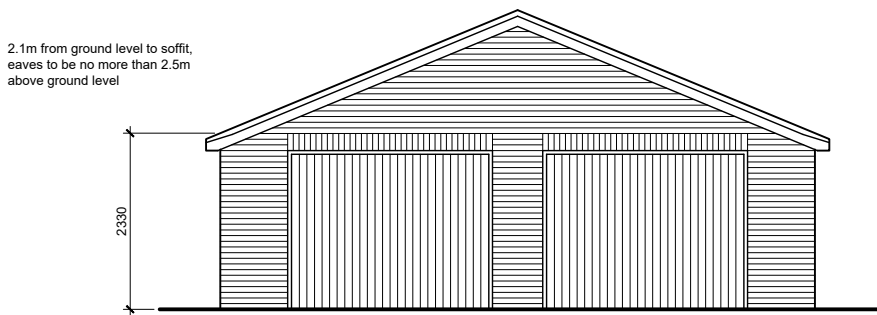
DRIVEWAY LEADING TO NEW GARAGE

The new building will require a slight realignment of the existing driveway

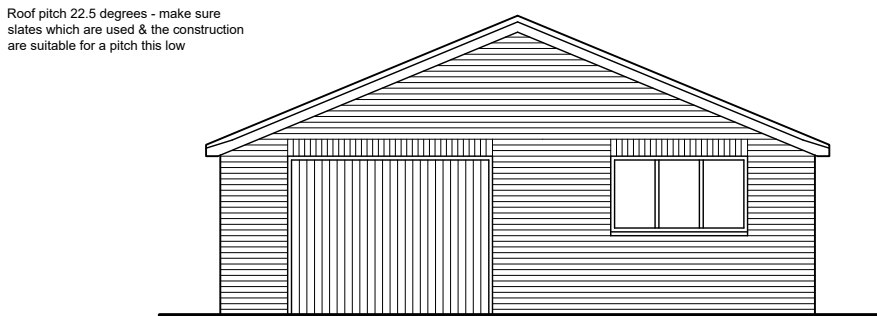
F.1 permission to use the dwelling house ... has been granted only by virtue of ... change of use
The bungalow has always been of residential use

Conditions

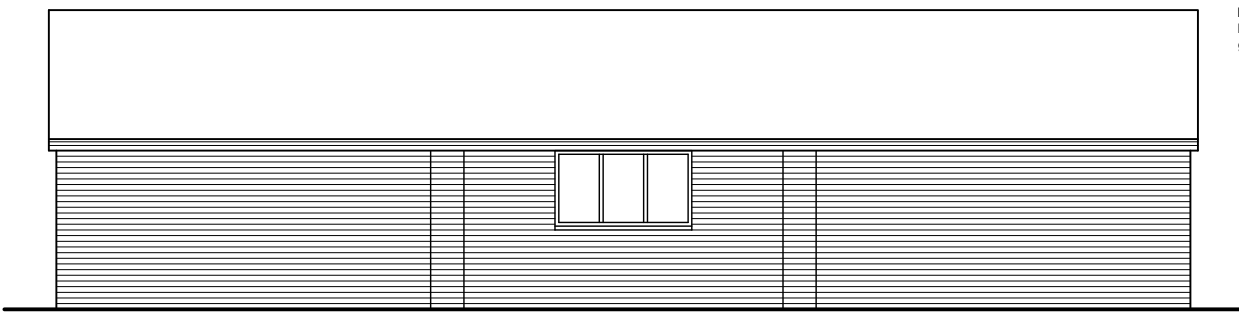
F.2 (a) & (b) either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house
The driveway will be surfaced with permeable materials & construction



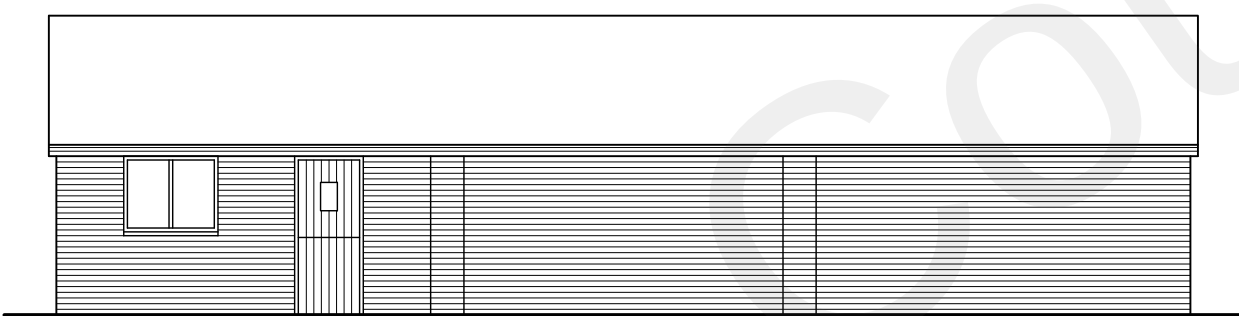
Front



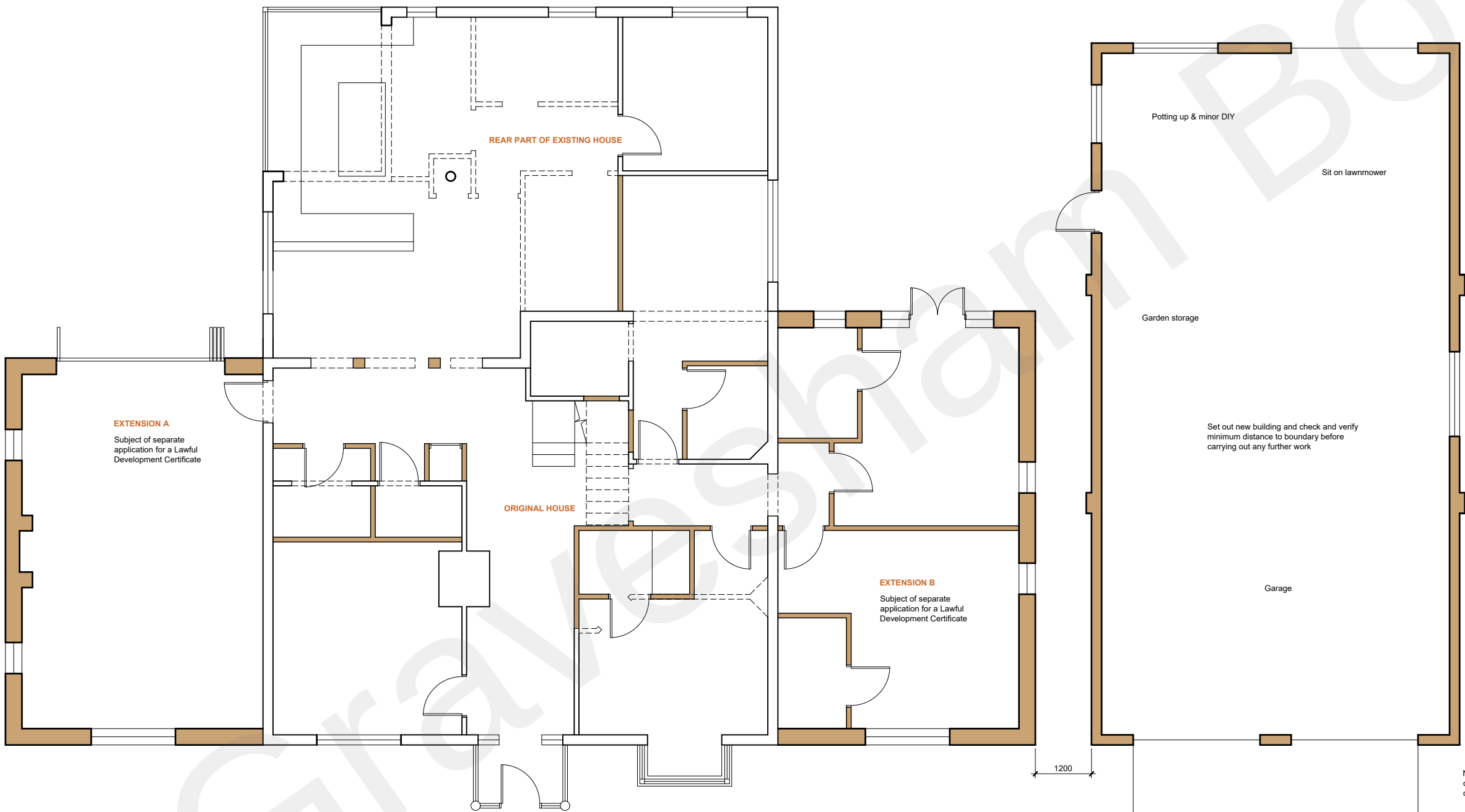
Rear



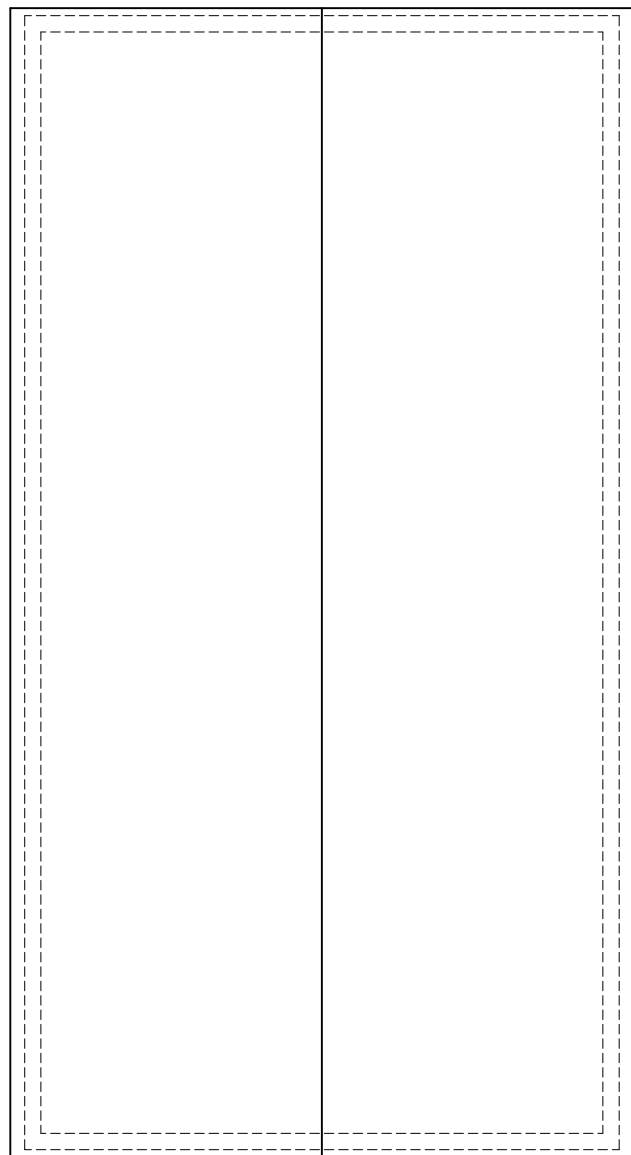
Side



Side



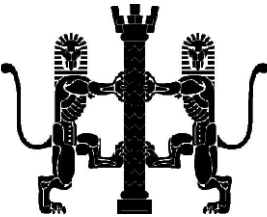
Floor Plan



Roof Plan



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NOTES

Do not scale

Verify all dimensions on site before commencing any work or preparing any shop drawings

All building materials, components and workmanship to comply with the appropriate Public Health Acts, Building Regulations, British & European Standards and Codes of Practice and to the appropriate manufacturers recommendations.

For all specialist work see relevant drawings

All schemes to be set out completely including buildings, roads, drainage and levels prior to the commencement of works

Sites to be checked against Land Registry plans and any necessary Easements to be established

Any discrepancies, errors or omissions to be reported to the architect for further instructions before commencement of works

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Date	Revisions	By

DAC
Architects

21 Stone Street, Gravesend, Kent, DA11 0NP
Tel: 01474 566996 Fax: 01474 320374
Design@DACarchitects.co.uk

Project Title

Alterations to dwelling
Sunny Slope
Longfield Avenue
DA3 7LA

Client

Mr & Mrs Kemal

Drawing Title

Garden Building

As proposed

Scale 1:100@A1	Date 16/12/22	Drawn By JR
Project No. 5407	Dwg. No. D-05	Rev.