

This statement is submitted in support of an application for a Certificate of Lawfulness for a proposed outbuilding within the rear curtilage of the property. The applicant seeks confirmation that the proposed garden room constitutes "Permitted Development" under Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed structure consists of a single-storey, dual-purpose garden building comprising a games/play room and an integrated garden storage room. The proposal strictly adheres to all statutory dimensions, position criteria, and usage limits specified under Class E.

The subject property is a semi-detached dwellinghouse. The property retains its full Permitted Development rights for class E. It is not a flat or maisonette, it is not a Listed Building, and it is not situated on Article 2(3) designated land (such as a Conservation Area or AONB).

The property benefits from a rear garden measuring approximately 12m in length by 8.3m in width. An existing patio extends 3m from the rear of the house across the full width, leaving a remaining lawned garden area of approximately 74.7 square metres.

The structure features a total width of 6.5m and a depth of 4m. Internally, it is partitioned into two distinct zones: a primary games room accessed via front-facing bifold doors, and an independent storage room for household tools, accessed via its own dedicated external door. The building will be finished in high-quality external cedar cladding, featuring a contemporary flat roof finished in EPDM rubber. The roof overhang will incorporate low-voltage, down-facing exterior spotlights, which will be angled downward to prevent any light spillage into neighbouring properties.

The proposed outbuilding meets all the criteria set out in Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The height is strictly limited to 2.5m, the footprint sits comfortably within the 50% garden limit, and the intended uses are entirely incidental to the main dwellinghouse. Accordingly, the local planning authority is respectfully requested to issue a Lawful Development Certificate for the proposed works.