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Planning Statement

94 North Lane, East Preston, BN16 1HE

This Planning Statement has been created to support the Certificate of Lawful Development application for a single storey rear garden outbuilding.

The existing property is a semi-detached single storey house with a pitched roof, which has recently received approval for a proposed loft conversion, first floor rear extension and alterations to fenestration under ref.: EP/109/25/HH.

The proposed rear garden outbuilding meets the following Permitted Development criteria:

- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

The application site has a total area of 613m². The original dwellinghouse has a footprint of 58m², meaning the curtilage area excluding the original dwellinghouse is 555m². Planning permission ref. R/114/03 allows extension to the original house, adding a further 20m² to the ground floor area. The proposed outbuilding has a footprint of 140m². Taken together, the extension and outbuilding amount to 160m², which equates to approximately 23% of the curtilage (excluding the original dwellinghouse). This is well below the 50% threshold and therefore complies with these criteria.

- The building would not have more than a single-storey.

The proposed outbuilding is designed as a single-storey structure, with no accommodation in the roof space and no upper floor, therefore meeting this requirement.

- The height of the building would be no more than 2.5 metres where it is within 2 metres of the boundary of the curtilage of the dwellinghouse.

The proposed outbuilding is set around 1 metre from the site boundaries. In response to this proximity, the overall height has been designed so that it does not exceed 2.5 metres at any point where it is within 2 metres of the boundary, ensuring full compliance with the height restriction.

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- The outbuilding would not be used for residential purposes, such as separate self-contained accommodation, or as primary living accommodation such as a bedroom, bathroom or kitchen.

The proposed outbuilding is intended for purposes incidental to the enjoyment of the existing dwellinghouse. The internal layout does not include a kitchen, bathroom or bedroom, and it has not been designed or equipped to function as separate self-contained accommodation. Its use will therefore remain ancillary and non-residential in planning terms.

- No part of the building, enclosure, pool or container would be situated on land and forward of a wall forming the principal elevation of the original dwellinghouse.

The proposed outbuilding is located entirely within the rear garden, positioned wholly to the rear elevation of the original dwellinghouse. No part of the structure projects forward of this elevation.

- The work does not include verandas, balconies or raised platforms, or a microwave antenna (e.g. TV aerial or satellite dish).

The proposed building is accessed at or close to existing garden level via French doors and a roller-shutter double door, providing level access to the central part of the garden. As a result, there is no requirement for verandas, balconies or raised platforms, and none are proposed. Equally, no microwave antenna, TV aerial or satellite dish forms part of this proposal.