

Pringle.Design+

Architectural Design

Planning Statement

New Garage/ outbuilding

9 Burley Road, Bognor Regis,
PO22 7NF

Pringle.Design+Limited
Company Number 9344273

60 Woodcote Grove Road,
Coulsdon,
Surrey,

INTRODUCTION

This is a proposed certificate of lawfulness application for a new outbuilding to a detached residential dwelling. Please find enclosed:

- 1:1250 Location plan.
- Existing plans and elevations.
- Proposed plans and elevations.
- Certificate of lawfulness application form.

SUPPORTING CERTIFICATE OF LAWFULNESS STATEMENT

The property is a typical residential detached dwelling located on Burley Road. The site is not located in a conservation area and the building is not listed.

The proposal is for an additional outbuilding in the rear garden. The Outbuilding will be set at 1meters from the boundaries, be under 2.5 meters in total height and less than 50% of the curtilage of the land.

COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS

It is considered the proposed extension would comply with Class E and of the town and country planning (general permitted development) order 2008 as;

All works would be within the curtilage of the dwellinghouse.

E.

(a)The new outbuilding is required for a purpose incidental to the enjoyment of the swelling house.

E1

(a) No permission to use the dwellinghouse as a dwellinghouse has been granted by virtue of class M, N, PA or Q.

(B) The total area of ground covered by buildings does not exceed 50% of the total area of the curtilage.

(C) No part of the outbuilding will be situated in front of the principal elevation.

(D) The building is only one storey.

(E) The height of the building within 2m of the boundary does not exceed 2.5m in height.

(F) The height of the eaves does not exceed 2.5m

(g) The site is not listed.

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