

Statement of Evidence

Mr & Mrs Lerche-Thomsen

The Dairy House,
Remenham,
Oxfordshire,
RG9 3HN

March 2026

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Introduction

This statement of evidence is prepared by Jane Duncan Architects Ltd. on behalf of Mr & Mrs Lerche-Thomsen, the applicant, in support of an application for a Lawful Development Certificate for a Proposed Use and Development (CLOPUD) at The Dairy House, Remenham, Oxfordshire. RG9 3HN

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The description of the CLOPUD application is as follows:

“Erection of new swimming pool outbuilding”

The purpose of this statement is to describe the proposal in enough detail to enable the local authority to understand exactly what is being proposed, and to illustrate its compliance with the Town and Country Planning (General Permitted Development) Order 2015 as amended.

The Application Site

The application site is located within designated Green Belt and the grounds of a registered National Park and garden of grade II* status but is not included within any other special area that would introduce any additional planning restrictions.

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The property maintains its Permitted Develop Rights.

Proposed Work

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Class E: Buildings etc.

Pool building

A new outbuilding is proposed to accommodate a swimming pool for the private use and enjoyment of the owners of The Dairy House. The structure will be positioned at the rear of the garden, close to the southern boundary, within 20 metres of the main dwelling, and will not be located to the side of the house.

The proposed materials include facing brick and aluminium cladding, with a sedum (green) roof. The building will incorporate aluminium-framed windows and sliding doors

The building fully complies with the permitted development rights listed under Class E.1 as outlined below:

E.1

- a) Permission to use the dwellinghouse as a dwellinghouse has NOT been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use).
- b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would NOT exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- c) Any part of the building, enclosure, pool or container would NOT be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- d) The building would NOT have more than a single storey.
- e) The height of the building enclosure or container would NOT exceed:
 - a. 4 metres in case of a building with a dual-pitched roof,
 - b. 2.5metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - c. **3 metres in any other case.**
- f) The height of the eaves of the building would NOT exceed 2.5metres.
- g) The building, enclosure, pool or container would NOT be situated within the curtilage of a listed building.
- h) It would NOT include the construction of a verandah, balcony or raised platform.
- i) It DOES NOT relate to a dwelling or a microwave antenna.
- j) The capacity of the container would NOT exceed 3500 litres.

E.2

The Class E development is within a National Park but the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would NOT exceed 10 square metres

E.3

The Class E development is within the curtilage of a dwelling house in a National Park, but NOT situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwelling house

Conclusion

For the reasons set out within this Statement of Evidence we believe that the proposal would qualify as permitted development and that you will look favourably over this application and grant its Certificate of Lawfulness application accordingly.

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