

Supporting Planning Statement for Lawful Development Certificate

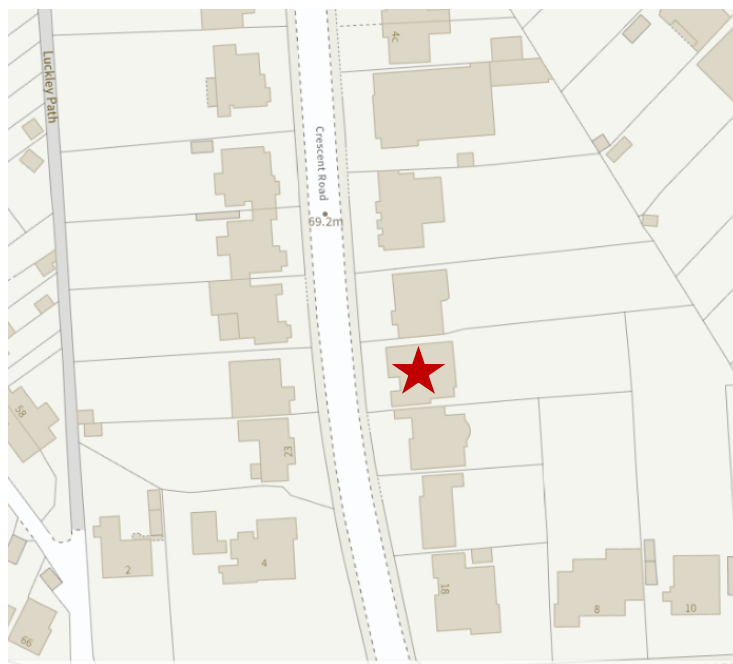
12 Crescent Road, Wokingham, RG40 2DB

The Site:

The site is 12 Crescent Road, Wokingham, RG40 2DB. This is a detached two storey property.

The property is located in the Murdoch Road Conservation Area.

There is an existing shed located within the rear garden of the property.



Proposal:

The proposal is for a single storey detached garden outbuilding to provide a home office/gym within the rear garden of the existing property. This is to be used as ancillary to the main dwelling.

This building will sit on a similar footprint and in the same location as an existing garden shed located within the rear garden of the property.

The proposed home office/gym has a flat roof with a maximum height of 2.65m (2.25m to eaves).

Relevant Planning Legislation:

The Lawful Development Certificate application seeks to confirm that the proposed single storey detached garden building is permitted development in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015. Schedule 2 within the Order sets out the rules on permitted development, and Class E covers the provision of buildings within the curtilage of the house.

The Ministry of Housing, Communities and Local Government have also produced a technical guidance note for permitted development rights for householders. The Order and the technical guidance note have been used as a reference when designing the proposal to ensure it complies with the legislation and constitutes permitted development.

The property is located within a Conservation Area and as such the relevant sections of the GPDO have been considered. There is no Article 4 Direction covering the area.

Compliance with Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

<i>Schedule 2, Class E Requirements</i>	<i>Proposals Compliance</i>	
No outbuilding on land forward of a wall forming the principal elevation.	Outbuilding is located within the existing dwellings rear garden.	✓
Outbuilding to be single storey with maximum eaves height of 2.5 metres and maximum overall height of 3 metres for a flat roof.	Outbuilding is single storey. Height of roof 2.65 metres (flat roof). Eaves height 2.25 metres.	✓
Building within 2 meters of boundary – further height restrictions.	Building is located 2.5m away from the boundary and therefore not subject to lower height restrictions.	✓
Footprint should not exceed 30 sqm.	Footprint is 25.5 sqm – under the footprint threshold.	✓
No verandas, balconies or raised platforms	None proposed.	✓
No more than half the area of land around the “original house” covered by buildings	Floorspace of outbuilding is just over 25 sq m, covering significantly less than 50% of the curtilage land.	✓
Additional limitations on buildings within designated areas. On designated land - buildings at the side of	Site sits within Conservation Area however the outbuilding is located within the rear garden and not to the side of the property.	✓

properties will require planning permission.		
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Conclusion:

A Lawful Development Certificate is being sought for the erection of a detached single storey outbuilding in the rear garden of 12 Crescent Road, Wokingham, RG40 2DB.

The building complies with the requirements for permitted development as set out within Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as such constitutes permitted development.