

Supporting Planning Statement for Lawful Development Certificate

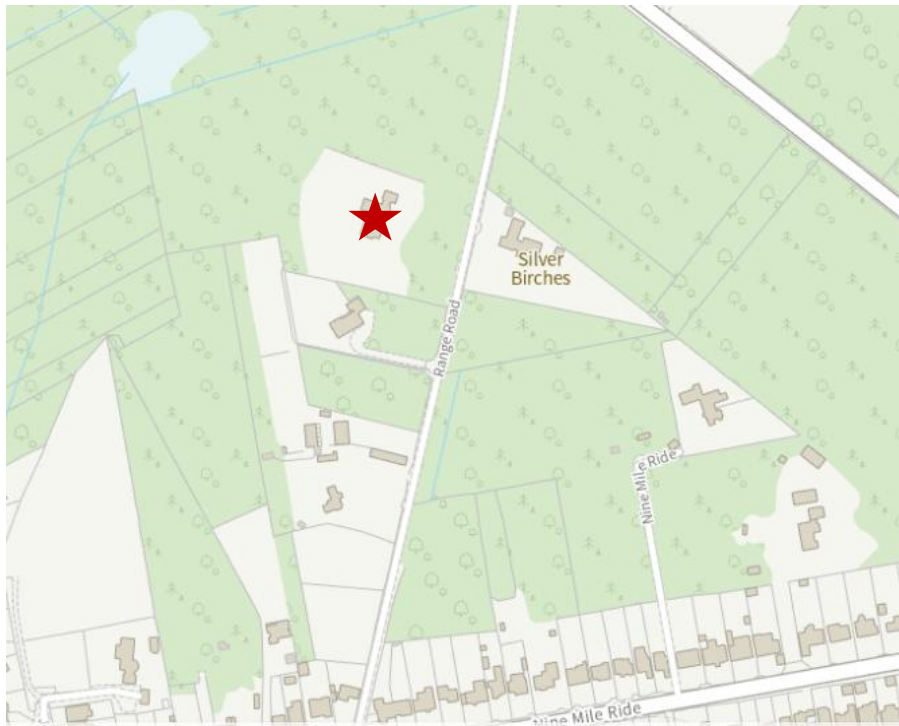
Oregon, Range Road, Finchampstead, Wokingham, RG40 3NR

The Site:

The site is Oregon, Range Road, Finchampstead, Wokingham, RG40 3NR. The dwelling is a detached two storey property.

The site is not located within any specially designated area.

The property sits on a generous plot.



Proposal:

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

The proposed garden outbuilding has a pitched roof with a maximum height of 3.77m (2m 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 not located in any specially designated 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 with dual-pitched roof with maximum eaves height of 2.5 metres and maximum overall height of 4 metres for a dual pitched roof.	Outbuilding has a dual-pitched roof. Height of roof 3.77 metres (dual-pitched roof). Eaves height 2 metres.	✓
Building within 2 meters of boundary – further height restrictions.	Building is located over 6m away from the boundary and therefore not subject to lower height restrictions.	✓
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 50 sqm, covering significantly less than 50% of the curtilage land.	✓
Additional limitations on buildings within designated areas.	Site does not sit within an area of designated land.	✓

On designated land - buildings at the side of 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 Oregon, Range Road, Finchampstead, Wokingham, RG40 3NR.

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.