

Lawful Development Supporting Information
JA Stockbridge

1.1 The documented development meets the requirement for Class E permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (the Order) inasmuch as the development comprises a detached building of 14.35 square metres internal floor area (see plan 2, dimensions highlighted green) that is:

1.2 E. a) in use as a garden equipment, bicycle and beekeeping store (E.4 interpretation), for purposes incidental to the enjoyment of the house at 10 Arborfield Road (see photo).

2 Specifically, the development is:

2.1 E. 1a) Ancillary to an existing dwelling in continuous use as such since c.1903 without change of use to such under the Order (***see HMLR title with council tax and planning records***)

2.2 b) Not bringing the area of ancillary buildings to more than 50 percent of the area of the curtilage of the main dwelling (marked A) on Plan 1 (15 square metres on an approximate 300 (60x5) square metres of curtilage).

Note the footprint of the development covers approximately 5% of the curtilage of the property.

We further note one car port (marked B) approximately of approx 6 m x 3m exists adjacent to the South end of the property in an adjacent title (marked in blue), and now belonging to the applicant. This potentially accounts for a further 6% of the curtilage.

Total coverage of the curtilage is therefore approx. 11%.

See plan 1, marks A, X and B, with scale, and Plan 2 dimensions highlighted in green.

2.3 c) Entirely behind (by approx. 45 metres South of) the principal (North facing) elevation of the main house (10 Arborfield Road) which fronts Arborfield Road (see OS plan and grid reference)

See Plan 1 at mark A.

2.4 d) Comprising a single storey.

See Photo 2

2.5 e ii) Having a total height of 2.27m, less than the permitted maximum of 2.5m within 2m of a boundary

See Drawing 1 and Photo 1 (as highlighted in green) with relevant datum in line with technical guidance to Schedule 2 of the Order <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance/permitted-development-rights-for-householders-technical-guidance#class-e-buildings-etc>

2.6 f) Having an eaves height of 1.52m less than the permitted maximum of 2.5m within 2m of a boundary (noting the 'step down' threshold entry on the plan and elevation.

See Drawing 1 and Photo 1 as above (highlighted in green)

2.7 g) Not within the curtilage of a listed building. ***See Plan 3 (Historic England)***

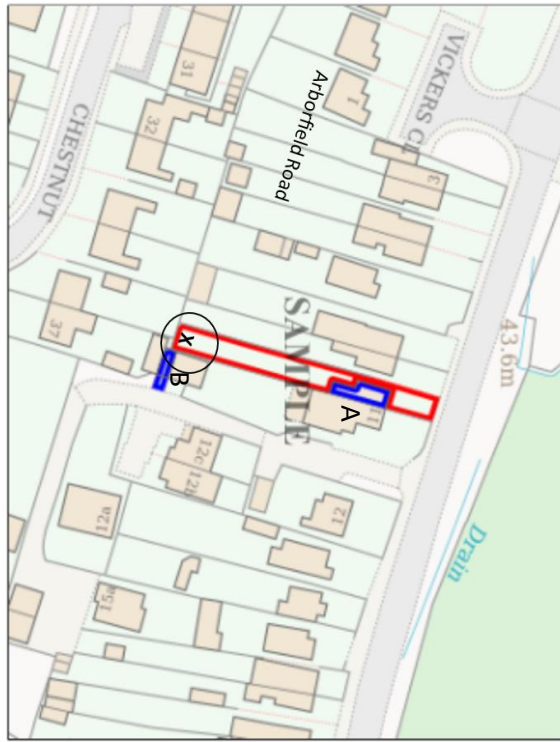
2.8 (h) There is no construction or provision of a verandah, balcony or raised platform, container or microwave antenna.

See Photo 1,2 and 3

3 Most of the work was further ‘substantially completed’ in 2019 and 2020, since when the developed area has been consistently ‘in use’ for the intended purpose to store garden equipment, beekeeping equipment and bicycles. ***See Photo 1 and 3.***

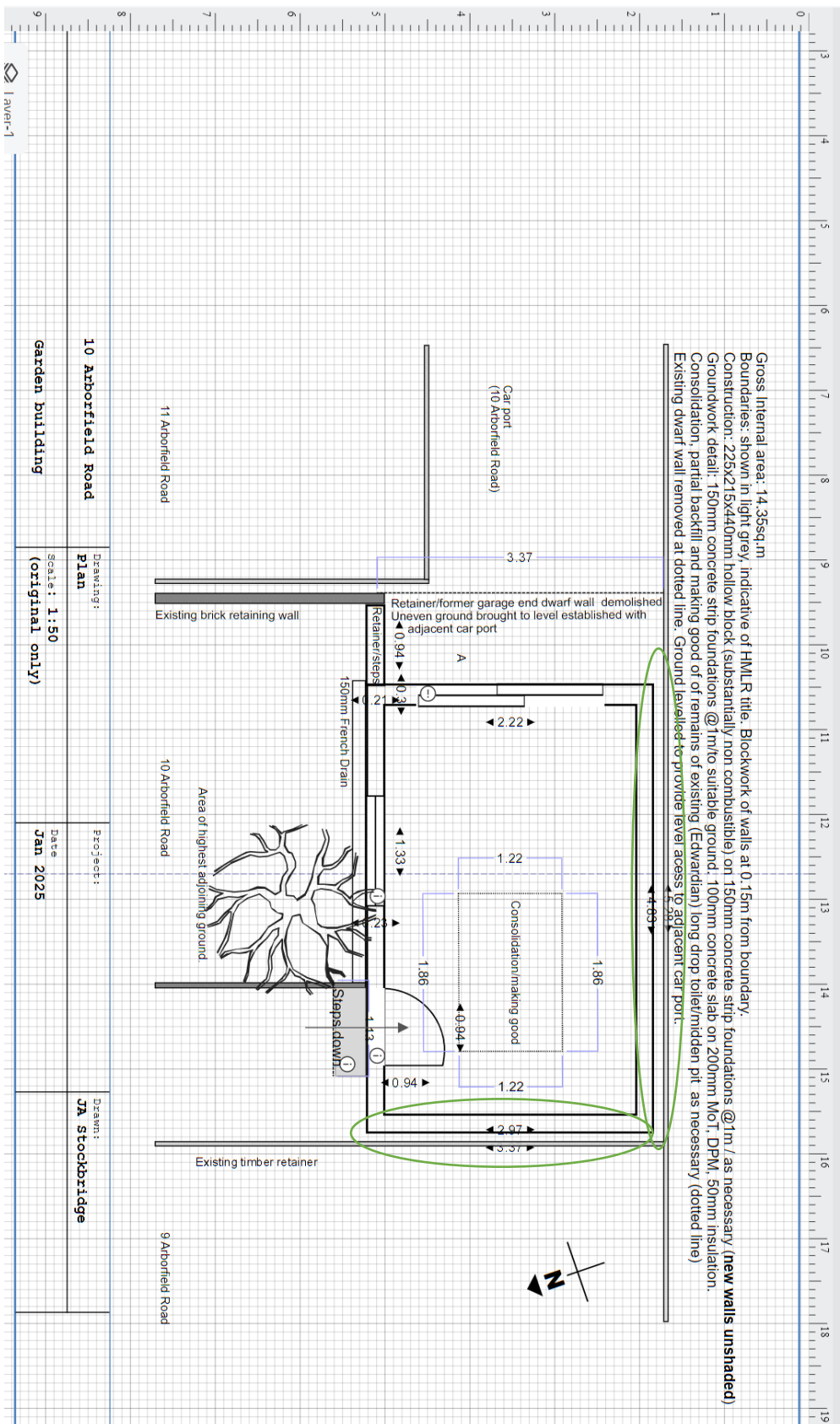


Photo 1

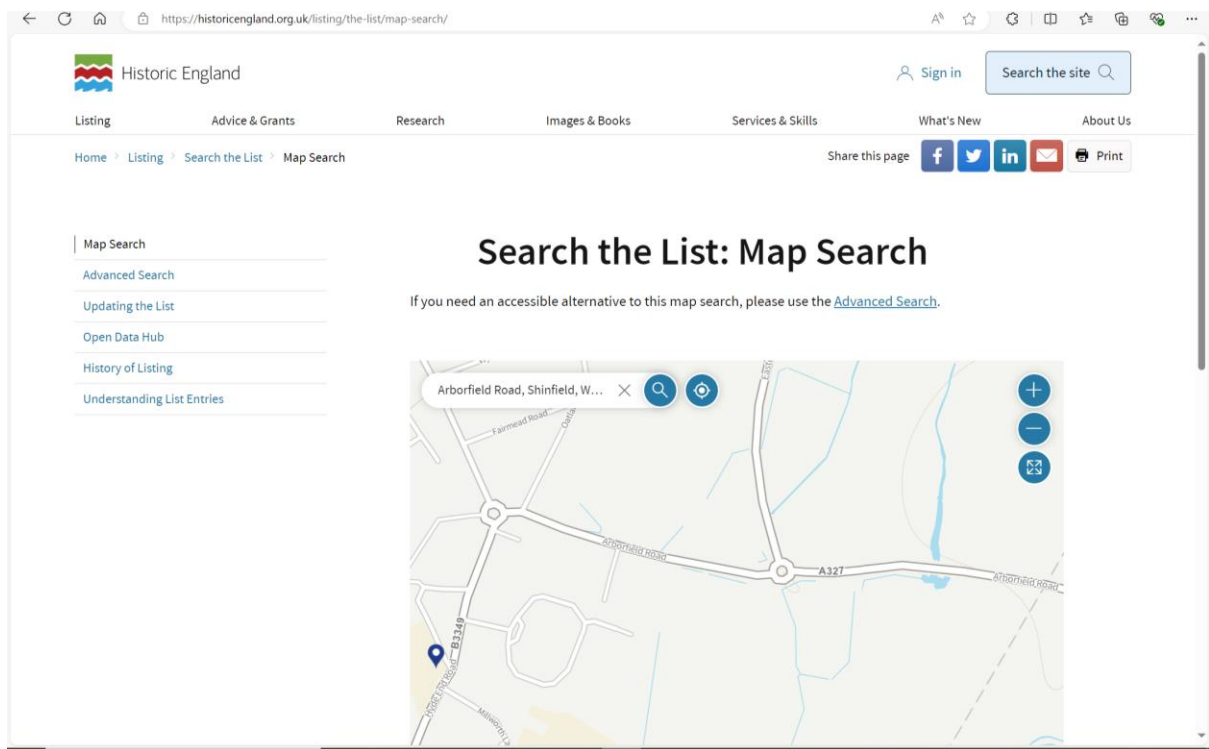


SITE MARKED BY CIRCLED 'X' WITHIN CURTLAGE





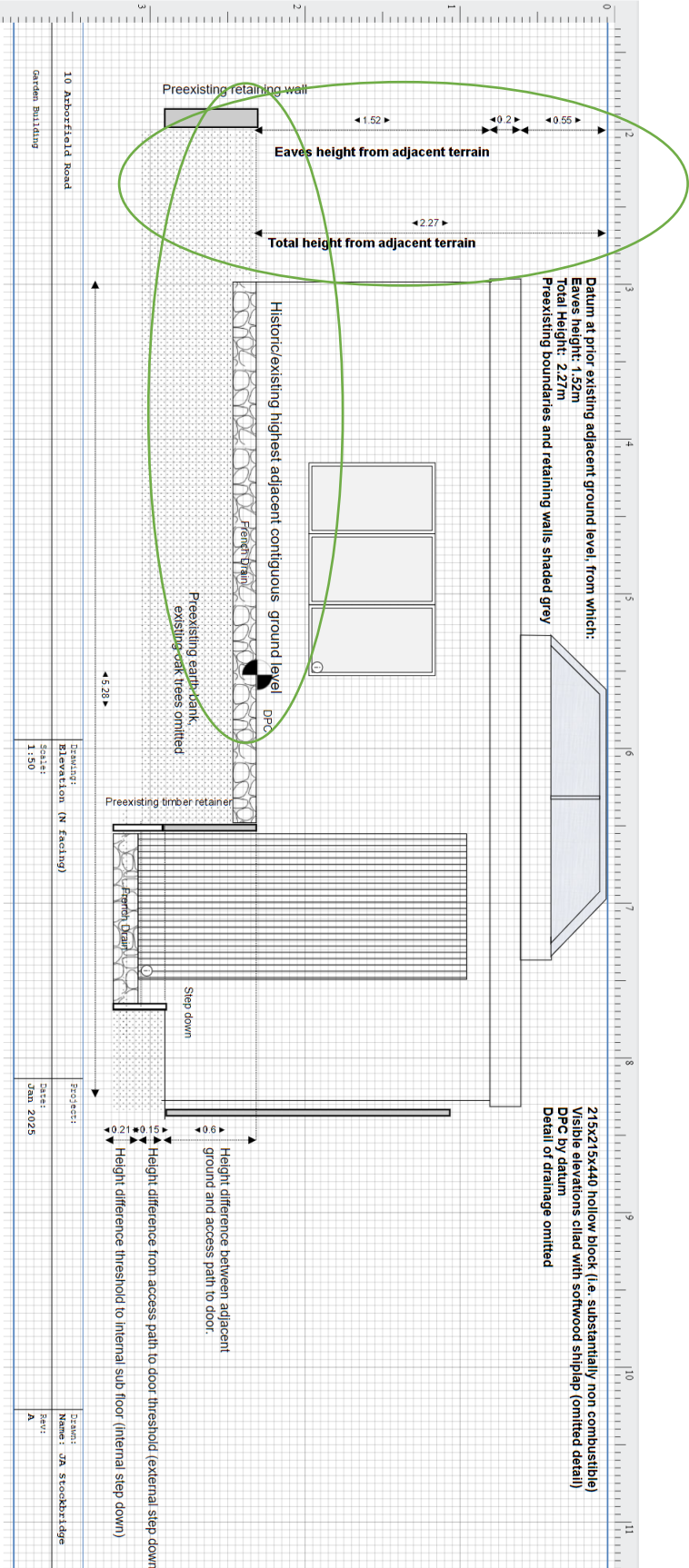
Plan 2



Plan 3



Photo 2



Drawing 2



Photo 3