

Evidence to Verify the application for a Lawful Development Certificate REV A

Project

8 Wetherby Close, Reading, RG4 8UD

Date

17th February 2022

The Proposal

Works to curtilage of Detached house:

1. Proposed Garden office and play room

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for which this proposal meets is set out below.

Class E buildings

The proposed outbuilding is considered to be permitted development and not requiring an application for planning permission, as the following limits and conditions have been met:

- 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)
- 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
- The building will be single storey
- The building will be single storey
- The height of the building would not exceed:
 - 4 metres in the case of a building with a dual-pitched roof
 - the height of the eaves of the building would exceed 2.5 metres
- The building is 2m away from the boundary.
- The building is used for living accommodation as part of the same planning unit with the house to be used as single family occupation. The Living accommodation will be used by Elderly relative recently diagnosed with disabling disease that require long term care.
- The building is not in curtilage of a listed/designated dwellinghouse