

Certificate of Lawful Development Application

Justification Statement

Site Address: 43 Grasmere Avenue, Reading, Berkshire, RG30 6XU

The works comprise the construction of a Summer House in the back garden of the above property which it is believed complies with the applicable permitted development criteria as set out in Class E of Part 1 to Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015, as shown on the accompanying drawing (No 519/014/01 - Rev A) and the following:

CLASS E - Buildings etc incidental to the enjoyment of a dwellinghouse:

- E.1 (a) Permission to use the dwellinghouse as a dwellinghouse was not granted only by virtue of class m, n, p, q or part 3 of this schedule:
- (b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse):
- (c) No part of the proposed building will be situated on ground forward of the wall which forms the principal elevation of the original dwellinghouse;
- (d) The building will have a single storey;
- (e) The height of the proposed building will not exceed -
- (i) n/a,
 - (ii) 2.50m, as it is within 2.0m of the boundary of the curtilage of the dwellinghouse,
 - (iii) n/a;
- (f) The height of the eaves of the proposed building will not exceed 2.50m;
- (g) The proposed building is not situated within the curtilage of a listed building;
- (h) The proposal does not include the construction or provision of a verandah, balcony or raised platform;
- (i) n/a
 - (j) n/a
- E.2 n/a
- E.3 n/a
- E.4 The building will comprise a Summer House, the use of which is “incidental to the enjoyment of the dwellinghouse as such” for the domestic enjoyment of the occupants of the dwellinghouse and as a work space for working at home.