

### **3 Hurstwood Park, Tunbridge Wells, Kent. TN4 8YE**

#### **Evidence to Verify Proposed Works Are Lawful**

The proposed works are the construction of a single storey extension to the rear of the existing property, the cutting into an existing raised planter to provide access steps to a proposed additional side entrance. The provision of an outbuilding for the purpose of BBQ and storage of gardening equipment.

The evidence to verify the proposed works are lawful is:

#### **SINGLE STOREY REAR EXTENSION WITH ADDITIONAL SIDE ACCESS DOORWAY**

1. The single storey extension would not project more than the permissible depth out beyond the existing property (eg: maximum depth = 2.25m).
2. The single storey extension will be less than half the width of the existing property (eg: 5.1 m).
3. The highest point of the single storey extension will be less than the permitted maximum (eg: proposed maximum height = 3.69m).
4. Materials of the proposed works match those of the existing property.
5. The side entrance canopy will be greater than 2.0m from the curtilage boundary.
6. The property is not a Listed Building.
7. The property is not on Designated Land.

#### **OUTBUILDING**

1. The outbuilding is not higher than the permitted height allowed relative to position of curtilage boundary (eg: maximum height = 2.5m).
2. The proposed outbuilding is to be used incidental to the main property.