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[REDACTED]

Dartford Borough Council Planning Division
Civic Centre
Home Gardens
Dartford, Kent
DA1 1DR

12th July 2021

via Planning Portal

**Evidence to Verify the Application for a Lawful Development Certificate
(Permitted Development Guidance)**

K-ABP-210 Birchwood Road, Wilmington, Kent, DA2 7HA

This proposal is for the construction of a rear garden outbuilding and complies with Permitted Development Guidance as set out in the Planning Portal Website under Class E Development – Provision of buildings and other development on land surrounding the house. The guidance document ‘Permitted Development for householders – Technical Guidance’ as set out on the Gov.uk website.

- The total ground covered by buildings with the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
- The outbuilding will not sit forward of the principal elevation.
- The outbuilding is to be single storey.
- The outbuilding highest point of the pitch roof (ridge) from the ground level will be no more than 4m in height & no more than 2.5m in height at the eaves.
- The outbuilding will not be situated in the curtilage of a listed building.
- The outbuilding will not have a veranda or balconies.