

<b>Proposed Lawful Development Certificate - outbuilding</b>
<b>Avalon, 39 Fulford Road, Epsom, Surrey. KT19 9QZ</b>
<b>Compliance with Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class E</b>
<b><i>Class E – buildings etc incidental to the enjoyment of a dwellinghouse</i></b>

**Outbuildings:**

Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met:

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1. On designated land\* outbuildings to the side of the house are not permitted development. Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites. **Not applicable.**
2. Outbuildings are not permitted development within the grounds of a listed building. **Not applicable.**
3. In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development. **Not applicable.**
4. Outbuildings are not permitted development forward of the principal elevation of the original house. The term original house means the house as it was first built or as it stood on 1 July 1948. **Not applicable.**
5. Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit. **The total site is 576sqm, total footprint (GEA) including the existing house (72sqm) and the proposed outbuilding (50sqm) has a combined total of 122sqm which is 21.18%.**
6. To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna. **Not applicable.**
7. Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case. **The maximum height of the eaves is 2500mm.**
8. If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height. **The maximum height of the building is 2500mm.**
9. Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided, they are no higher than 300mm. **Not applicable.**
10. Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development. The other permitted development conditions which apply to outbuildings listed above also apply to containers. **Not applicable.**