

16th February 2022

Planning Department
 Warwick District Council
 Riverside House
 Milverton Hill
 Leamington Spa
 CV32 5HZ

Dear Sir/ Madam,

Re: Lawful Development Certificate (Proposed Use) at The Swans, Sandy Lane, Blackdown, CV32 6RD .

This covering letter explains why the proposed development as described below, and as illustrated on the accompanying drawings, is permitted development in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

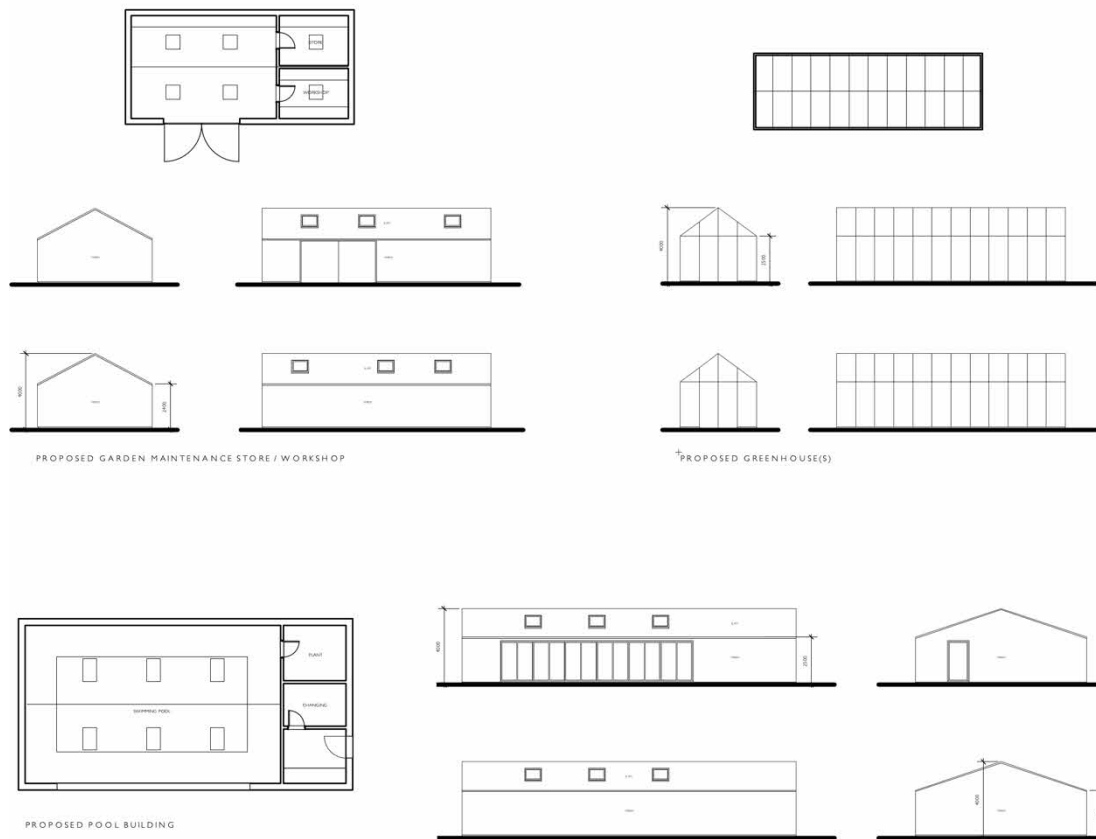


Fig.1 – Extract of proposed outbuildings

The proposed outbuildings, comprising a pool building, garden maintenance store / workshop, and two greenhouses are all incidental to the enjoyment of the dwellinghouse and are all located within the domestic curtilage behind the principal elevation of the dwellinghouse and do not occupy more than 50% of the total curtilage. In addition, all the outbuildings comply with Schedule 2 Part 1 Class E of the GDPO in terms of size and height.

In addition, a tennis court with 2m high perimeter fencing is also proposed within the rear garden, which is considered lawful on the basis of Schedule 2 Part 1 Class F and Schedule 2 Part 2 Class A.

Therefore, for the reasons given we consider that the proposals constitute permitted development in accordance with the GPDO (as revised), and I trust that a certificate will follow in due course.

If, however, there is any part of the submission about which you are not clear, I would be grateful if you could first contact me prior to reaching a decision.

Yours faithfully,



Piers Brooks

Architect

For and on behalf of Studio Spicer Architects