



### PERMITTED DEVELOPMENT HOUSEHOLDERS CHECKLIST

<b>Planning Reference Number</b>	22/00080/CLP	
<b>Application Site Address</b>	3 Gadesden Road, West Ewell, Epsom Surrey KT19 9LB.	
<b>Proposal</b>	Single storey detached rear garden outbuilding and formation of vehicular crossover involving drop kerb and new vehicular hardstanding (Application for Certificate of Lawful Development).	
<b>Have PD Rights Been Removed?</b>	<b>Yes</b>	<b>No</b>
<b>The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in the Schedule 2.</b>	Yes  <b>Gadesden Road is an unclassified road (D2170).</b>	

Is the property a single dwellinghouse?	Yes
Is the property located within a Conservation Area?	No
Is there an Article 4 Direction restricting development?	No
Are there any conditions removing permitted development rights?	No

Schedule 2, Part 1, Class E of the GDPO relates to the provision within the curtilage of the dwellinghouse of

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development is not permitted by Class E if

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?	No
(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?	No
(d) the building would have more than a single storey?	No
(e) the height of the building, enclosure or container would exceed (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case?	No
(f) the height of the eaves of the building would exceed 2.5 metres?	No
(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building?	No
(h) it would include the construction or provision of a verandah, balcony or raised platform?	No
(i) it relates to a dwelling or a microwave antenna?	No
(j) the capacity of the container would exceed 3,500 litres?	No

## Conclusion

The proposal complies with the relevant criteria of the GDPO and it is therefore recommend that a Certificate of Lawful Development be issued.

Decision	
Approve Certificate of Lawfulness of Proposed Operations	The proposed development meets the relevant criteria of the General Permitted Development Order under Schedule 2, Part 1, Classes E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
	The proposed formation of vehicular crossover involving drop kerb and new vehicular hardstanding fall within the parameters of permitted development as set out under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) relates to the mean of access to a highway.

Any objections or comments received from third parties are unable to be taken into consideration under the merits of this type of application.

I confirm that the statutory processes and timescales have been adhered to.

Case Officer: Ade Balogun

Date: 22.03.2022