



Canterbury City Council,
Planning Applications,
Military Road,
Canterbury,
CT1 1YW.

11th September 2023

Dear Sir/Madam,

Proposed Detached Incidental Outbuilding at Hornbeams, Jesse's Hill, Kingston, Canterbury

Please find enclosed an application for a lawful development certificate in respect of the above proposed development. The application includes the following plans/documents:

- Completed application forms;
- Red lined location plan at 1:1250 (drg. 89401/06);
- Proposed block plan at 1:500 (drg. 89401/07);
- Proposed floor plan, roof plan & elevations at 1:100 (drg. 89401/08);
- Completed CIL Additional Information form.

The application fee of £103 will be paid directly via the Planning Portal.

I consider the proposal would be permitted development under the terms of Class E of Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 2015 for the following reasons:

- It would be a detached outbuilding provided within the curtilage of the dwellinghouse for purposes incidental to the enjoyment of that dwellinghouse (namely as a home office, home gym, cinema/games room and as a summer room/entertainment space);
- The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse (the principal elevation of the dwellinghouse being its north-west facing elevation);
- The building would not have more than one storey;
- The building would not be within 2 metres of the boundary of the curtilage, it would have a dual-pitched roof and would not exceed 4 metres in height;
- The height of the eaves of the building would not exceed 2.5 metres;
- The property is not listed;
- The development would not include the construction or provision of a veranda, balcony or raised platform;

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- The proposal does not relate to a dwelling or microwave antenna;
- Although the proposal would be located within the Kent Downs AONB, the total area of ground covered by buildings, enclosures, pools and containers situated more than 20m from any wall of the dwellinghouse would not exceed 10m².
- Although the curtilage of the dwellinghouse is article 2(3) land (within the Kent Downs AONB), the proposal would not be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

The Council is therefore invited to issue a Lawful Development Certificate to confirm that the proposal would be permitted development under the terms of Class E of Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 2015.

I trust you have sufficient information to be able to register and validate this application. However please do not hesitate to contact me if there is any further information you require at this stage.

Yours faithfully,

Jonathan Stackhouse BSc(hons), MA, MRTPI
Head of Planning for Prime Oak.

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