



PLANNING STATEMENT

Lawful development: Proposed Use | Outbuilding

Project: 38 Ruskin Road RM16 4HB

Project No: 0993

Date: 11/2023

This document was prepared by AA Drafting Solutions on behalf of our client **Sam Adeyemi**. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

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Lawful development: Proposed Use | Outbuilding

Planning Statement for Lawful development: Proposed Use | 129 m2 Outbuilding at 38 Ruskin Road RM16 4HB

This planning statement to elucidate how the proposed 129 m2, 2.5 m high outbuilding adheres to the specified requirements for permitted development rights for householders.

No Forward of Principal Elevation

The outbuilding is positioned to the rear of the principal elevation, in compliance with the directive that outbuildings should not encroach on land forward of this wall.

Single Storey with Height Limitations –(Maximum Height within Two Meters of Boundary)

The proposed outbuilding respects the requirement of a maximum height of 2.5 meters since it is located within two meters of the boundary of the dwellinghouse curtilage.

No Verandas, Balconies, or Raised Platforms

The design strictly adheres to the prohibition of verandas, balconies, or raised platforms, ensuring that any platform remains below the prescribed 0.3 meters in height.

Coverage Limitations

The outbuilding occupies less than half the area of the land around the "original house," aligning with the restriction that additions or other buildings should not exceed this threshold.

In conclusion, The proposed outbuilding, situated within the curtilage of the dwellinghouse, Aligning with the specified requirements for permitted development.

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