

Permitted Development Checklist – 3 Ford Road, Bisley, Woking, GU24 9EJ.

See responses in green.

Permitted Development

E. The provision of buildings and other development within the curtilage of the house.

Development not permitted.

E.1 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). **Not applicable. No change of use for a new building.**
- (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). **Not applicable. The existing total area of the dwellinghouse is 47.04m². The proposed total area of the dwellinghouse and proposed outbuilding is 86.6m² (47.04m² + 39.56m²). The area of the curtilage is 416.02m². Therefore, 20.82% of the total curtilage is covered, which does not exceed 50%.**
- (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. **Not applicable. The proposed building sits back from the principal elevation of the original dwellinghouse.**
- (d) the building would have more than a single storey. **Not applicable. The proposal is for a single storey outbuilding.**
- (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. **Not applicable. The height of the proposed building is 3.93m tall, therefore, not exceeding the 4.00m limit.**
 - (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. **Not applicable. Proposed building is 2.22m away from the curtilage boundary at their shortest distance.**
 - (iii) 3 metres in any other case. **Not applicable.**
- (f) the height of the eaves of the building would exceed 2.5 metres. **Not applicable. The height of the eaves of the proposed building is 2.49m, therefore not exceeding the 2.50m limit.**
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building. **Not applicable. The building is not situated within the curtilage of a listed building.**
- (h) it would include the construction or provision of a verandah, balcony or raised platform. **Not applicable. The proposal is only for the proposed outbuilding.**
- (i) it relates to a dwelling or a microwave antenna. **Not applicable.**
- (j) the capacity of the container would exceed 3,500 litres. **Not applicable. Proposal not for a container.**