

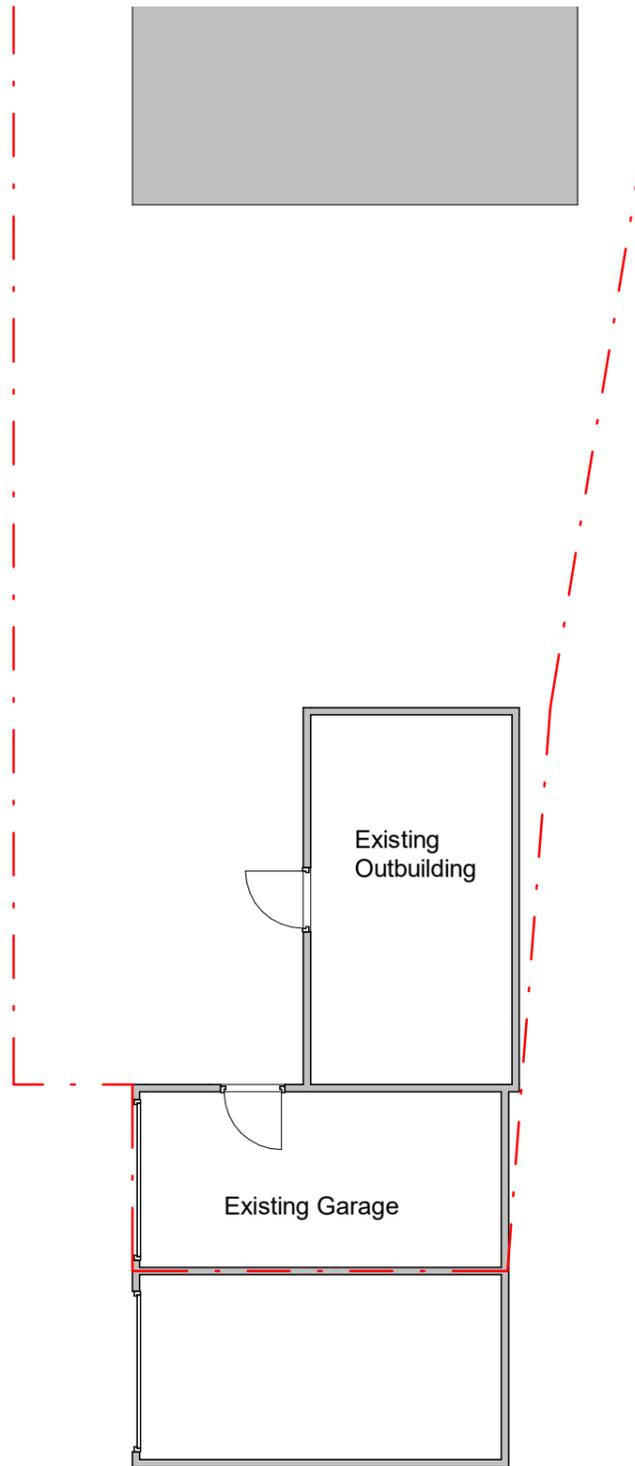
Site Specifics:
 Total Site Area: 334 sqm
 Existing Dwelling Footprint: 101 sqm + 40 sqm, with 15 sqm to be removed, resulting in a new total of 126 sqm
 Residual Land Area: 334 sqm - 126 sqm = 208 sqm
 Proposed Outbuilding Footprint: 26 sqm
 Compliance with Class E of GPDO:
 Land Coverage: As per Class E, the total area covered by buildings, enclosures, and containers within the curtilage, other than the original dwellinghouse, should not exceed 50% of the total area of the curtilage, excluding the ground area of the original dwellinghouse. Given the residual land area of 208 sqm, 50% of this would be 104 sqm, setting the limit for permissible development. The proposed development of a 26 sqm outbuilding represents approximately 12.5% ($26 \text{ sqm} / 208 \text{ sqm} \times 100$) of the residual land area, which is well within the 50% guideline.

Height Restrictions: The proposed outbuilding adheres to the height restrictions by maintaining a height of 2.5 meters, which is compliant with Class E's stipulation that outbuildings within 2 meters of a boundary must not exceed 2.5 meters in height. Moreover.

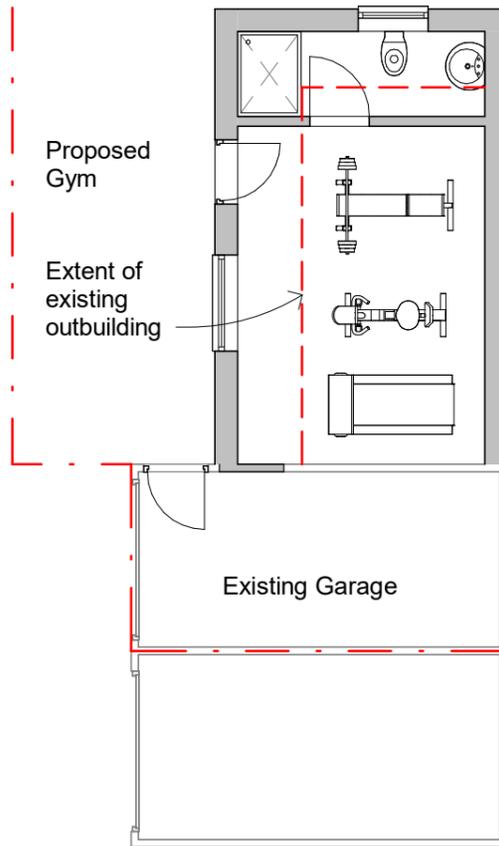
Purpose of Outbuilding: The outbuilding is intended for purposes incidental to the enjoyment of the dwelling house (e.g., storage, home office, leisure), which aligns with Class E's usage limitations. Such purposes are considered incidental to the enjoyment of the dwelling house, which is a key criterion under Class E.

Material Considerations and Incidental Use: While Class E does not explicitly dictate materials, it implies that materials should be similar to or in keeping with the existing dwelling to ensure the development is sympathetic to the local area's character. The proposed incidental use of the outbuilding further complies with the ancillary purpose requirement under Class E, reinforcing that the structure supports the primary residence's function without serving as an independent living space.

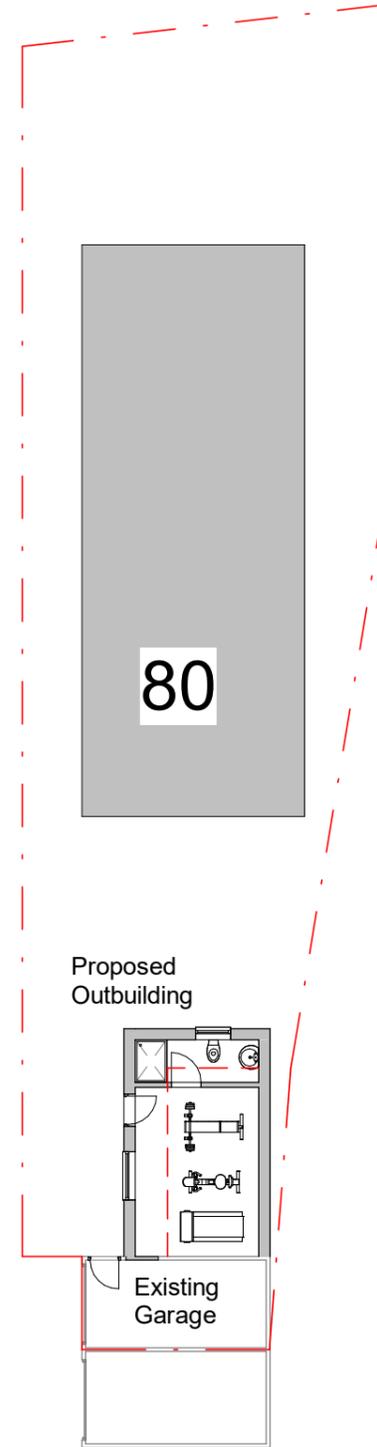
Conclusion:
 The proposed development for 80 Northtown Road, Maidenhead, SL67JH, complies with the specifications and limitations set forth by Class E of the GPDO. The development's careful planning concerning land coverage, height restrictions, purpose, and consideration of materials positions it well within the permitted development rights, negating the need for a full planning permission application, provided all other conditions and limitations are met, and local planning authority guidelines are adhered to.



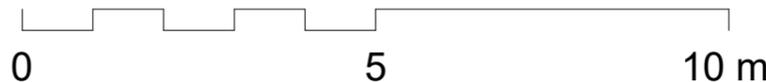
Existing Ground Floor
1 : 100



Proposed Ground Floor
1 : 100



Proposed Block Plan
1 : 200



Do not Scale. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences This drawing is to be read in conjunction with all other relevant materials.

No.	Revision Description	Date

PROJECT	80 Northtown Road, Maidenhead, SL67JH
CLIENT	Mr Z Khan

SHEET	Plans
DRAWING REF:	PL-01

Project number	RQM-0124
Scale (@ A3)	As
Date	25/01/24

