

# EVIDENCE TO VERIFY THE APPLICATION

LAWFUL DEVELOPMENT CERTIFICATE (PERMITTED DEVELOPMENT):

## SINGLE STOREY GARAGE



Evidence to Verify Application for Certificate of Lawful Development at **Waterside Cottage, Milestone Close, Ripley, Guildford, Surrey, GU23 6EP**

The proposal is to include a detached garage

**Class E Development** – This provides permitted development rights within the curtilage of a house for:  
(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.

Evidence to verify permitted by Class E if –

- Permission has not been granted to use the dwellinghouse as a dwellinghouse only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
- 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)
- Any part of the building, enclosure, pool or container will not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse
- The building will not have more than a single storey
- the height of the building, enclosure or container will not exceed -
- 4 metres in the case of a building with a dual-pitched roof,
- 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
- 3 metres in any other case
- The height of the eaves of the building will not exceed 2.5 metres
- The building, enclosure, pool or container will not be situated within the curtilage of a listed building
- It will not include the construction or provision of a verandah, balcony or raised platform
- It does not relate to a dwelling or a microwave antenna or a container which capacity would exceed 3,500 litres.
- The land is not within the curtilage of the dwellinghouse which is within -
- a World Heritage Site,
- a National Park,
- an area of outstanding natural beauty or
- the Broads,
- The total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse will not exceed 10 square metres
- No part of the building, enclosure, pool or container will be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse

### Interpretation of Class E

- For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse