






Statement of Compliance

Application for a
Certificate of Lawfulness for a
proposed development
comprising
an outbuilding for a purpose
incidental to the enjoyment of the
dwelling house

at

South Lodge
Kemnal Road
Chislehurst
BR7 6LY

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OUR REF: JE/22/74

1. LEGISLATIVE CONTEXT

1.1. Class E of Part 1 of Schedule 2 of the General Permitted Development Order 2015 (As amended) permits,

- ***The provision within the curtilage of the dwelling house-***

(a) Any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house 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.

1.2. Class E.1 states that development is not permitted if there is a breach of the conditions set out at (a) – (k)

2. ASSESSMENT AGAINST RELEVANT GPDO PROVISIONS

2.1. The proposal is for a detached building within the curtilage of the dwellinghouse that is required for the purpose incidental to the enjoyment of the dwellinghouse.

2.2. In relation to the provisions of Class E.1

CLASS E.1

- (a)** South Lodge was not permitted to be used as a dwelling house by virtue of permitted development rights
- (b)** The total area of ground covered by buildings, enclosures and containers within the curtilage of the dwelling house would not exceed 50% of the total area of the curtilage.
- (c)** No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwelling house.
- (d)** The building would be single storey.
- (e)** The height of the building would not exceed;
 - (i)** 4m
 - (ii)** The building would not be within 2m of the boundary.
 - (iii)** Does not apply as the building has a pitched roof.
- (f)** The eaves of the building would not exceed 2.5m.
- (g)** The building is not situated within the curtilage of a listed building.

- (h) The building would not include the construction of a veranda, balcony or raised platform.
- (i) Does not apply.
- (j) Does not apply.
- (k) Does not apply.

3. CONCLUSIONS

- 3.1. The proposed outbuilding is intended to be a multi-purpose building to accommodate a range of uses that would be undertaken, all of which are by the applicant and his family.
- 3.2. Firstly, the building would accommodate a home gym.
- 3.3. Secondly, it would provide storage for garden equipment.
- 3.4. Thirdly, the building would be laid out with an area as a home office for the applicant.
- 3.5. Fourthly, it is intended that there would be a sofa at a summer house/ relaxation/ entertainment space where the applicants children can play, watch television, have friends round etc.
- 3.6. In summer months, the applicant would also intend to use this space for casual entertaining.
- 3.7. Finally, because of the single sitting room area which, should the children be watching TV or playing games, the outbuilding would allow for a separate space to, for example, go and watch a sports program. The outbuilding would not be kitchen, bathroom or bedroom and would at all times function as ancillary space to the main dwelling.