

Statement of Compliance

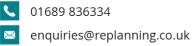
Application for a Certificate of Lawfulness for a proposed development comprising an outbuilding for a purpose incidental to the enjoyment of the dwelling house

at

South Lodge Kemnal Road Chislehurst BR7 6LY

FEBRUARY 2024

OUR REF: JE/22/74



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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. <u>CONCLUSIONS</u>

- 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.