

Lawful Development Certificate application
16 Selborne Close, Havant. PO9 4PX

The application is being submitted for the following proposed works:

Proposed garages to the side of 16 Selborne Close

The proposed garages will be in the area on the eastern side of the existing property on land that once had an outbuilding / shed and is accessed from the existing driveway to the property which in turn is accessed via a dropped kerb from Selborne Close.

We are proposing a pair of garages, as shown on the attached drawings, constructed in local brick and with a simple, flat roof.

With regards to the requirements Schedule 2., Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Class E. The provision within the curtilage of the dwellinghouse of

- a) any building 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;*

E1 Development is permitted by Class E for the following reasons:

- (a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) The building is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (d) the building is not more than a single storey;
- (e) the height of the building, enclosure or container does not exceed—
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;
- (f) the height of the eaves of the building does not exceed 2.5 metres;
- (g) the building is not situated within the curtilage of a listed building;
- (h) does not include the construction or provision of a verandah, balcony or raised platform;

E.2 The land within the curtilage of the dwellinghouse is not within

- (a) an area of outstanding natural beauty;
- (b) the Broads;
- (c) a National Park; or
- (d) a World Heritage Site,

E.3 The land within the curtilage of the dwellinghouse is not article 2(3) land,