

## Supporting Statement:

An Application for an S 192 Determination for the works at

58B Bracklesham road Hayling Island PO11 9SJ  
(Certificate of Lawful Proposed Use or Development)

Following a review of 2015 No. 596 TOWN AND COUNTRY PLANNING, ENGLAND The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 and the Permitted development for householders "Technical guidance" April 2016, **Class A (A.1)( b), (k) Class E( E1.) (c), (g), (h) and E2.** the applicant has determined that the proposed works fall "**within**" the permitted development criteria noted above.

Evidence on compliance is noted below and on the following documents:

- 16-1103-P05 Existing and Proposed Plans

**Class A: Permitted development A. The enlargement, improvement or other alteration of a dwellinghouse.**

**A.1** Development is not permitted by Class A if

*(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*

- Following completion of the works the proposed and existing would not exceed 50% of the total area of the curtilage. The rear garden area is 302m<sup>2</sup> (front area excluded) and the decking existing and proposed would cover an area of 105m<sup>2</sup> (34.8%). This area includes the pool area as well.

*(k) the construction or provision of a verandah, balcony or raised platform.*

*A raised platform is any platform with a height greater than 0.3m and will include roof terraces,*

- The decking is less than 0.3m above the ground level

**Class E – buildings etc 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**

*(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse*

- The pool is set in the rear garden area and has no structure over

*(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building*

- The property at 56B Bracklesham Road is not listed or on Article 2(3) land (i.e. a National Park, World Heritage Site, an area of outstanding natural beauty or The Broads

*(h) it would include the construction or provision of a verandah, balcony or raised platform*  
*Verandahs, balconies and raised platforms are not permitted development under Class E. 'Verandah' and balcony' can be understood as set out on page 29. A raised platform is defined as any platform that has a height of more than 0.3 metres (see page 6). Garden decking will therefore be permitted development under Class E subject to it not exceeding this 0.3m height limit and subject to the other limits and conditions under this Class.*

- The decking is less than 0.3m above the ground level

**As the proposed development does not infringe any of these limitations, (Class A & E,) it benefits from the rights granted by Article 3 Schedule 2 Part 1 and can be undertaken without the submission of a formal planning application or the express grant of planning permission.**