

21 September 2014

Dear Sir / Madam

Re: Proposed Lawful Development Certificate, The Meadows, St Peters Road, Hayling Island

Please find enclosed application for a Lawful Development Certificate for a Proposed Use, namely rebuilding an existing sub-standard garage / store.

A Householder Planning application on the same site was previously submitted and withdrawn, which was to build a large self contained annexe. After discussion with the Planning Officer for that application, the idea of a separate self contained annexe has now been abandoned, and the current occupiers would like to rebuild the sub-standard existing building for use as a garden room within the original footprint of the existing building, under Permitted Development.

We believe the proposals are lawful for the following reasons, taken from the General Permitted Development Technical Guidance Apr 2014, and would fall under Class E of General Permitted Development :

Class A - D Not relevant to the proposals

Class E (a) the building is to be used as a garage and garden room / store, which is incidental to the enjoyment of the dwellinghouse.

Class E.1 - (a) The proposed outbuilding does not cover more than 50% of the curtilage of the original dwellinghouse.

(b) The proposed outbuilding is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

(c) The building has one storey.

(d) The height of the building would not exceed 4m and has a dual-pitched roof. The proposed building is 3m away from the boundary.

(e) The eaves height of the building will not exceed 2.5m.

(f) The building is not listed.

(g) There is no provision of a veranda, balcony or raised platform.

(h) and (i) are not relevant to this application.

E.2 - The proposed development site does not fall within a World Heritage Site, National Park, AONB or the Broads.

E.3 - The proposed development site does not fall within article 1(5) land.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Nik Wood



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