



8 Fourth Avenue, PO9 2QX
Supporting Statement

Planning Statement

Application for a Certificate of Lawful Proposed Development (CLPD) for Two Outbuildings

Property Address: 8 Fourth Avenue, PO9 2QX

Local Planning Authority: Havant Borough Council

Application Type: Application for a Certificate of Lawful Proposed Development (Part 1, Class E, Schedule 2 of the GPDO)

Proposal: Erection of two ancillary outbuildings for use as an entertaining space, garage, home gym, and home office.

1.0 Introduction and Proposal

1.1 This statement supports an application for a Certificate of Lawful Proposed Development for the erection of two outbuildings within the rear garden of 8 Fourth Avenue. The purpose of the application is to confirm that the proposed development is "permitted development" under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) and therefore does not require a full application for planning permission.

1.2 The structures are proposed for uses that are incidental to the enjoyment of the dwellinghouse, specifically as ancillary space for entertainment, vehicle storage (garage), personal fitness (gym), and work (home office). The proposal is a direct revision of a previously withdrawn scheme for an annexe, and this statement will address the relevant planning history to demonstrate how the current scheme differs fundamentally in nature and use.

2.0 Planning History and Site Context

2.1 The applicant has previously engaged with the Local Planning Authority (LPA) regarding development in the rear garden. The history is summarised as follows:

- **Pre-Application Advice:** Positive pre-application advice was sought and received for a scheme for an annexe at the rear of the garden.
- **Formal Application & Withdrawal:** A subsequent formal application for an annexe was submitted. The LPA's formal response to this application was not positive, leading the applicant to withdraw the proposal.
- **Revised Scheme:** The current application represents a materially different, revised scheme. The key change is the complete removal of the annexe use. The proposed buildings are now solely for ancillary purposes incidental to the main dwelling, falling under Class E of the GPDO.

2.2 This revised proposal is submitted in the spirit of taking on board previous feedback and bringing forward a scheme that complies with national permitted development rights.

3.0 Assessment Against Permitted Development Criteria (Class E, Part 1)

3.1 The proposed development is assessed against the limitations and conditions for outbuildings under Class E, as set out in the GPDO and government guidance. The table below demonstrates compliance.

Permitted Development Criteria	Proposal at 8 Fourth Avenue	Compliance Status & Explanation
Use & Purpose	Buildings for entertainment, garage, gym, and home office.	Compliant. All uses are incidental to the enjoyment of the main dwelling and is not for separate, self-contained living accommodation (annexe).
Location	Within the rear garden, behind the main dwelling.	Compliant. No part is forward of the principal elevation.
Height	Maximum height of 2.5 metres from ground level.	Compliant. For any building within 2 metres of a boundary, the maximum height is 2.5 metres. The proposed meets this key condition.
Coverage	Total area of outbuildings will not exceed 50% of the curtilage.	Compliant. The applicant confirms the development covers no more than 50% of the land around the "original house".
Design	Single-storey structures. No verandas, balconies, or raised platforms over 0.3m.	Compliant. The statement confirms the buildings are single-storey and will not include prohibited features.
Designated Land	The site is not within a Conservation Area, AONB, National Park, or World Heritage Site, nor is the main dwelling a Listed Building.	Compliant. Standard permitted development rights are assumed to be intact.

3.2 Conclusion on Lawfulness: The proposed development fully adheres to each of the limitations and conditions specified under Class E of the GPDO. The changes made from the previous annexe scheme are fundamental and ensure the use is ancillary. Therefore, the works constitute lawful permitted development.