

Verification of Application Evidence for a Certificate of Lawful Development

Outbuilding to:

189 Downhills Way,
London N17 6AH

Evidence that the proposal meets the Permitted Development Rights

The property is a single dwelling, owner-occupied. The owner owns the freehold. The property is not listed and is not in a conservation area.

Compliance with the rules of Permitted Development under Class E.

1. The use of the proposed building is for the purposes of the enjoyment of the dwellinghouse (music/ entertainment room).
2. The house was not created under the permitted development rights to change use, set out in Classes M, N, P, PA and Q.
3. The total area of the ground covered by both the current garage extension and the proposed outbuilding covers 31.5% and not cover more than 50% of the total area of the curtilage of the original dwellinghouse as demonstrated in the Compliance Diagram Drawing 2108_02-03.
4. The proposed outbuilding is not situated on land forward of the principal elevation of the original dwellinghouse.
5. The proposed is a single storey building.
6. The proposed building is within 2 metres of the boundary of the curtilage of the dwellinghouse and as such complies with the relevant guidance. It does not exceed 2.5 metres in height (from the area in front of it to the highest point of the roof).
7. The Proposed height of the eaves of the building does not exceed 2.5 metres (in this case the maximum height is 2.5 metres).
8. The proposed building is not situated within the curtilage of a listed building.
9. It does not include the construction of a verandah, balcony or raised platform.
10. It does not relate to a dwelling or a microwave antenna.
11. It does not include a container.
12. The dwellinghouse is not within a World Heritage Site, a National Park, an area of outstanding natural beauty or the Broads.
13. The dwellinghouse is not within an article 2(3) land.
14. It does not include the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

The proposal, therefore, complies with the rules of Permitted Development for outbuildings and benefits from Permitted Development Rights.