PLANNING STATEMENT

DESIGN & ACCESS STATEMENT

46 Lodge Lane, RM5 2EJ

INTRODUCTION

This statement has been prepared in support of a planning application at 46 Lodge Lane, RM5 2EJ

The application proposal is for a certificate of lawfulness.

The drawings submitted with this application together with the supporting documentation would demonstrate how the scheme will result in the efficient use of the site with a development that will not only compliment the surrounding area but will also make a positive contribution to the streetscape and preserve the character and appearance of the neighbourhood and the character and setting of the nearby building

SITE AND SURROUNDING AREA

The application site is currently building site and the proposal for the planning application for an out-building.

DESCRIPTION OF THE DEVELOPMENT

PROPOSAL

The proposal is that the out-building will be used as an ancillary use to the main building as a gym and office. No shower room will be implemented.

PLANNING POLICY FRAMEWORK

SUMMARY

The outbuilding proposed has been designed to meet permitted development guidelines as set out in the 'Outbuildings - Guide to Permitted Development' document and we believe our proposals meets these requirements.
The following highlights how the requirements have been met:

The site does not fall into National Parks, AONB and conservation areas etc.

Point 4 of the document states how the proposed outbuilding would not be permitted 'forward of the principal elevation of the original house'.

The proposed outbuilding is in the rear garden of the existing plot.

The proposed outbuildings 'will not exceed 50% of the total area of land around the original house'.
The site has an overall area of 273 m2.
The original house has an area of 45 m2.
The land around the original house is therefore 273-45 = 228 m2.
50% of 228 m2 is 114 m2.
The proposed area of the garden outbuilding is 53m2. The ground floor rear extension area is 32 m2. The total added extension area is 85 m2.
Therefore, 85 / 228 = 37%. Therefore, the total extension area is 37 % of the plot around the house which means the building complied with permitted development right.

The outbuilding does not be separate living accommodation and does not have a microwave antenna.
The proposed use of the outbuilding is for recreational activities incidental to the enjoyment of the main dwelling house, it does not include sleeping accommodation or installation of a microwave antenna.

The maximum permitted heights of proposed outbuildings.
Max. height- 2.5m with a flat roof

Having considered the policy guidance contained at National, Regional and Local level, in the policy guidance documents, we consider the proposal complies with the policy guidance.

RELEVANT PLANNING CONSIDERATIONS

A similar application at Barking and Dagenham council has been approved: D0146.26 29 Jutsums Lane

The four main issues which require consideration when assessing the acceptability of the revised proposal which comprises the application submission are as follows;

- Acceptability of the principle of the development
- Design of the proposal
- Issues relating to the building's management
- Transport Related Issues

These are addressed in turn below;

- Principle of the development
- Compliance with Policy

In order to demonstrate how the proposal complies with policy, consideration has been given to other relevant policies set out within the relevant local and strategic guidance.

The applicant has indicated via an e-mail that the proposed outbuilding is for family that live at the property are married couple with 3 young children (5+). They also have close family that live nearby, and family gatherings are a common occurrence, hence why this space of this size is required for the proposed outbuilding, which would remain incidental to the enjoyment of the main house.

Regarding the proposed areas within the outbuilding, the gym and office space will mainly be for the children and their friends who regularly visit. The gym will be for the parents, although as the children get older they too will use the space.

The applicant has also confirmed that the proposed outbuilding will only be used for the purposes shown on the drawing, which are incidental to the enjoyment of the main house. The building will not be used for trade or business or as additional living accommodation.

Officer's comments: Given the above, it is clear that the outbuilding is to accomodate a large family that currently live at the application site, plus relatives and friends that visit regularly to use the space in the existing rear garden. The proposal would not take up more than 50% of the existing large garden space and remain incidental to the enjoyment of the main house.

The main issues are:

1. Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Is the property a dwellinghouse? - Yes
Have permitted development rights been removed? - No
Is it within a conservation area? - No
Is the proposed use incidental to the use of the dwellinghouse? – Yes
Agent confirming that for outbuilding would be used for the incidental to the enjoyment of the main house, and for no other use.

(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 – Yes

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas? N/A

Development not Permitted E.1 Development is not permitted by Class E if
(a) Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3? – No

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)? - No

(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? – No

(d) the building would have more than a single storey? - No

(e) the height of the building, enclosure or container would 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, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse , or
(iii) 3 metres in any other case? - No - proposal has a dual pitched roof no more than 4m in height and the siting of the outbuilding is within 2m boundary of the shared side boundaries within the rear garden.

(f) the height of the eaves of the building would exceed 2.5 metres? – No
(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building? – No
(h) it would include the construction or provision of a verandah, balcony or raised platform? - No decking area is only 0.1m high - complies with the technical guidance, as the raised platform is no more than 0.3m in height.
(i) it relates to a dwelling or a microwave antenna? - No
(j) the capacity of the container would exceed 3,500 litres? - N/A (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) No
E.2 Deliberately Excluded
E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse? – NA

KEY ISSUES/CONCLUSIONS The proposed development is considered to be in accordance with the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

It would therefore not require planning permission, and as such, it is therefore recommended that a Certificate of Lawfulness should be issued in this instance.

CONCLUSION

The proposed scheme is simple and uncomplicated and achieves a development that provides high quality residential accommodation. The scheme has been sensitively designed to ensure that the character.

The policies outlined above set out the guidelines for development within the local council and we have established that the proposal complies with these. As such we are confident that the principle of the development should be acceptable.