

JUSTIFICATION FOR THE BUILDING OF AN ANCILLARY BUILDING TO THE BUILDING TO THE REAR OF 33 PETERSHAM ROAD, RICHMOND-UPON-THAMES, SURREY, TW10 6UH

1. It was confirmed that the building fell into the C3 Use Class by a certificate of lawfulness dated 2nd September 2021.
2. The building was constructed with a kitchen and shower room in 2002.
3. The building and its curtilage were legally separated from 33 Petersham Road in 2006.
4. The building thereby became a standalone dwelling (see *Essex Water Co. v Secretary of State for the Environment 1989*) as the building became a separate planning unit (see *Church Commissioners v Secretary of State for the Environment 1995*) and as such has permitted development rights.
5. The proposal is for a 4 metre, single storey rear extension to the dwelling, work that falls within Schedule 2, Part 1, Class A of the Permitted Development Order 2015.
6. The proposed building takes up less than half of the area within the curtilage once the original building is discounted.
7. The proposal extends from the rear elevation.
8. The proposal is less than 4 metres in height.
9. The proposal is within 2 metres of the boundary and is less than 3 metres in height.
10. The proposal does not extend beyond a side elevation.