

Justification

for a Lawful Development Certificate

for an Outbuilding @

34 Taylor Avenue, Kew, Richmond, London, TW9 4ED

Document No. 1 – Revision B

Dated: 30.06.24

This application is for a lawful development certificate for Class E Householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

This is a revised proposal to that submitted in application reference 24/0017/PS192, which was refused:-

‘because the proposed development by way of its scale and inclusion of primary living accommodation is not considered reasonably required for purposes incidental to the enjoyment of the main dwellinghouse’

We have therefore reduced the scale of the proposal.

Our previous proposal would mean that, if built, 36% of the site would be covered with buildings.

The approved outbuilding at 35 Taylor Avenue means that now 25% of that site would be covered with buildings.

The approved outbuilding at 38 Taylor Avenue means that now 35% of that site would be covered with buildings.

We have therefore reduced the size of the proposed outbuilding so that, if built, only 34% of the site would be covered with buildings, so as to be less than that previously approved at number 38 Taylor Avenue. The new proposed scale is in line with all the PD guidance provided by Richmond Planning.

We have omitted the shower, as Councillor Craigie suggested, " Richmond Planning may not consider it reasonably required for purposes incidental to the enjoyment of the main dwelling house." "Although in the context of a gym would appear auxiliary to the main house."

Please note the inclusion of a shower room was approved recently at number 38 Taylor Avenue as a continuation of the gym and its usage.

As regards the other 'conditions':-

E.1 Development is not permitted by Class E if –		
a	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	It is not
b	the total area of ground covered by buildings, enclosures and containers within the curtilage	Total area of curtilage excluding original

	(other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	dwellinghouse = 587 – 130 = 457m ² , area of proposed Outbuilding = 79m ² , so covers 17%
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	It will not
d	the building would have more than a single storey	It will not
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,	Not applicable
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	It is within 2 metres of the boundary so is a maximum of 2.5 metres high
iii	3 metres in any other case	Not applicable
f	the height of the eaves of the building would exceed 2.5 metres	It will not
g	the building, enclosure, pool or container would be situated within the curtilage of a listed building	It is not
h	it would include the construction or provision of a verandah, balcony or raised platform	It does not
i	it relates to a dwelling or a microwave antenna	It does not
E.2 In the case of any land within the curtilage of the dwellinghouse which is within		
a	a World Heritage Site,	It is not
b	a National Park,	It is not
c	an area of outstanding natural beauty or	It is not
d	the Broads, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metre	It is not
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		It is not article 2(3) land
E.4 For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse		It does not include the keeping of livestock

Disability

My Client would also like to be aware that she, and the two other persons who will be occupying the house are disabled and that the proposed works are to provide them with a reasonable standard of accommodation. Hence a W.C. within the outbuilding for convenience as it is some distance from the house.

Other Considerations

You should also note that the Office is for use by a Consultant Radiologist and needs to have a lockable door for patient confidentiality.

Documents

- 1A Justification
- 2 Location Plan
- 3 Site Block Plan Existing
- 4A Site Block Plan Proposed
- 5A Ground Floor Plan Proposed
- 6A Roof Plan Proposed
- 7A Elevations Proposed