

PLANNING STATEMENT

It is proposed to erect an outbuilding to include a swimming pool and gym to the rear of 28 Albemarle Avenue, Twickenham TW2 6AJ.

Comments are given in compliance of permitted development (Class E) with limits and conditions that apply:

Under Class E, the following limits and conditions apply:

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)

The use of dwellinghouse was not granted by change of use

(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)

The total area of proposed outbuilding and other enclosures built after the original dwelling does not exceed 50% of the total area of the curtilage (excluding the ground floor area of the original dwellinghouse)

(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

The Proposed Pool & Gym Outbuilding would not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

(d) the building would have more than a single storey

The proposed outbuilding would have not more than a single storey

(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

The proposed outbuilding would not exceed more than 2.5 metres in height.

- (f) the height of the eaves of the building would exceed 2.5 metres

The height of the eaves of the proposed outbuilding would not exceed 2.5 metres.

- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building

The proposed outbuilding would not be situated within the curtilage of a listed building

- (h) it would include the construction or provision of a verandah, balcony or raised platform

The proposed outbuilding would not include the construction or provision of a verandah, balcony or raised platform

- (i) it relates to a dwelling or a microwave antenna Class E covers buildings that are for a purpose incidental to a house. Class E does not provide permitted development rights for works related to a house (for example, extensions to a house) which are covered by other Classes of the rules on permitted development. Permitted development rights for microwave antenna are covered under Class H of Schedule 2 to the Order.

The Proposed outbuilding works do not relate to a house or microwave antenna

- (j) the capacity of the container would exceed 3,500 litres. A container with a capacity greater than 3,500 litres will not be permitted development and will require an application for planning permission.

The Proposed outbuilding and works do not relate to the provision of a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within -

- (a) a World Heritage Site,

(b) a National Park, (

c) an area of outstanding natural beauty or

(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 metres

The Proposed outbuilding is not located within any of the above designated areas viz. world heritage site, national park, area of outstanding natural beauty or the Broads

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

The Proposed outbuilding is not situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse