

Certificate of Lawful Development Application

Justification Statement

Site Address: Redgate Mill, Twineham Lane, Twineham, West Sussex, RH17 5NP

The project comprises the construction of two timber buildings in the back garden of the above property both of which, it is believed, comply with the applicable permitted development criteria as set out in Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) Order 2015, as shown on the accompanying General Arrangement Drawing No 526/026/01 (Rev 0), Site Plan Drawing No 526/026/98 (Rev 0) and the following:

CLASS E - Buildings etc incidental to the enjoyment of a dwellinghouse:

- E.1 (a) Permission to use the dwellinghouse as a dwellinghouse was not granted only by virtue of class m, n, p, pa, q of part 3 of this schedule;
- (b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) No part of the proposed building will be situated forward of the wall which forms the principal elevation of the original dwellinghouse;
- (d) Both buildings will have a single storey;
- (e) The height of the proposed both buildings will not exceed -
- (i) 4.0m (they have dual pitched roofs),
 - (ii) n/a, as both buildings will be more than 2.0m from a boundary of the curtilage of the dwellinghouse,
 - (iii) n/a;
- (f) The height of the eaves of both buildings will not exceed 2.50m;
- (g) The proposed buildings are not situated within the curtilage of a listed building;
- (h) The proposal does not include the construction or provision of a verandah, balcony or raised platform greater in height than 0.30m;
- (i) n/a
 - (j) n/a
- (k) the dwellinghouse was not built under Part 20 of Schedule 2.
- E.2 None of the land within the curtilage of the dwellinghouse is situated within -
- (a) an area of outstanding natural beauty,
 - (b) The Broads,
 - (c) a National Park, or
 - (d) a World Heritage Site.
- E.3 n/a, as the dwellinghouse is not situated on article 2(3) land.
- E.4 The buildings will accommodate a home gymnasium and a golf simulator, both of which uses are considered to be "incidental to the enjoyment of the dwellinghouse as such" for the domestic enjoyment of the occupants of the dwellinghouse".