





PLANNING STATEMENT

**LDC – PROPOSED OUTBUILDING
FOR USE AS A HOME OFFICE**

at

**7 Kingsland Cottages, Reeds Lane, Sayers Common, Hassocks, BN6
9JG**

14th April 2026

Just Plans” is a trading name of Just Plans Ltd, a Limited Liability Company no 10113657

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Statement of Lawfulness: Proposed Outbuilding (Home Office)

1. Introduction and Use Class

The proposal involves the construction of an outbuilding within the curtilage of a dwellinghouse. The intended use is as a **domestic home office**. Under the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**, specifically the preamble to **Class E**, development is permitted for "any building or enclosure... required for a purpose **incidental** to the enjoyment of the dwellinghouse."

A home office used for personal business or remote work, without the arrival of regular clients or staff, is a well-established incidental use that does not constitute a material change of use.

2. Compliance with GPDO Schedule 2, Part 1, Class E

We confirm that the proposal complies with every restrictive criterion set out in paragraph **E.1** as follows:

- E.1(a) Total Footprint:** The total area of ground covered by buildings and enclosures within the curtilage (other than the original dwellinghouse) will not exceed **50% of the total area of the curtilage**.
- E.1(b) Location:** No part of the building will be situated on land **forward of a wall forming the principal elevation** of the original dwellinghouse.
- E.1(c) Number of Storeys:** The building is strictly **single-storey** in its entirety.
- E.1(e) Height (Within 2m of Boundary):** To ensure compliance, since the building is located within 2 metres of the boundary of the curtilage, the **whole of the building does not exceed 2.5 metres in height**.

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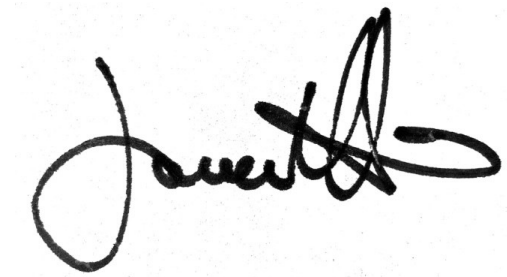
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- E.1(g) Eaves Height:** The height of the eaves of the building does not exceed **2.5 metres**.
- E.1(h) Prohibited Features:** The proposal does not include the construction or provision of a **veranda, balcony, or raised platform** (exceeding 300mm in height).
- E.1(i) Designated Land:** The dwellinghouse is not situated on article 2(3) land (National Parks, AONBs, Conservation Areas, etc.), nor does it involve a container or microwave antenna.
- E.1(j) Listed Buildings:** The building is not within the curtilage of a **listed building**.

3. Conclusion on Lawfulness

As the proposed outbuilding is to be used for a purpose incidental to the enjoyment of the dwellinghouse and adheres to all dimensional and locational constraints stipulated in **Schedule 2, Part 1, Class E** of the GPDO, it constitutes **Permitted Development**.

The proposed use as a domestic home office is lawful as it remains ancillary to the primary residential use of the site. Therefore, no express grant of planning permission is required and the LPA is respectfully requested to officially confirm the same in order that this much needed office can be erected in timely manner.



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