Detached garage 2,Haynes Road Worthing

It is considered that the rear extension is classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class E applies

A.1 Development is not permitted by Class E if –
(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the cartilage.
Existing area (including dwelling) = 614.48m2
Existing area (excluding dwelling) = 436.65m2 therefore allowed area = 218.37m2
Proposed area of detached garage = 30.31m2
Therefore area ok
(b) No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwelling.
(c) The building will not have more than one storey.
(d) The height of the dual pitched roof will not exceed 4m and will be not be less than 2m from the boundary of the property.
(e) The height of the eaves of the building will not exceed 2.5m
(f) The building is not situated within the cartilage of a listed building
(g) The works will not include the construction or provision of a verandah, balcony or raised platform
(h) The works do not relate to a dwelling or a microwave antenna

E2 The land within the curtilage of the dwelling is not within a world heritage site, a national park, an area of outstanding natural beauty or the broads.

E3 The land within the cartilage of the dwelling is not Article 1 (5) land.