Gerald Moore RIBA Chartered Architect 1 Exmoor Crescent Worthing West Sussex BN13 2PL

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6th July 2023

Planning Services
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex BN11 1HS

Our Ref: 1841/23
Your Ref:
P.P. Ref:12287748

By e-mail only

Dear Sirs,

Single Storey Garden Room to rear at 22 Seldens Way Worthing BN13 2DL

Please find attached an application for a Lawful Development Certificate for a proposed use or development, relating to a single storey mono pitched garden room to the rear at the above location comprising of the following;

- Lawful Development Certificate application form
- 1841/23/P/01 Location and Block/Roof plans, Floor plan and Elevations as proposed
- 1841/23 CIL Form 1

A sum made payable to Adur & Worthing Councils for £103.00 has been paid by on-line payment.

An exemption from CIL charges is sought as the additional area is under one hundred square metres; 15 square metres in total.

Should you require any further information in order to register the application please do not hesitate to contact me.

By way of explanation this application seeks confirmation that the proposed single storey mono pitched garden room meets the criteria relating to Class E Outbuildings and Pools and is lawful within s192 of the Town and Country Planning Act 1990 (as amended) Schedule 2 Part 1.

Class E – buildings etc incidental to the enjoyment of a dwellinghouse
Permitted development

E. The provision within the curtilage of the dwellinghouse of—

(a)any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b)a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.
Development not permitted

E.1 Development is not permitted by Class E if—

Criteria	Yes	No	N/A
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);			N/A
(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);		X	
(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;		X	
(d) the building would have more than a single storey;		X	
(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,			N/A
(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			N/A
(iii) 3 metres in any other case;		X	
(f) the height of the eaves of the building would exceed 2.5 metres;		X	
(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;			N/A
(h) it would include the construction or provision of a verandah, balcony or raised platform;		X	
(i) it relates to a dwelling or a microwave antenna; or			N/A

(j) the capacity of the container would exceed 3,500 litres. N/A

I look forward to discussing the proposal with the designated officer during the consultation period, should the need arise, to reach a successful conclusion.

Yours faithfully



Gerald Moore
Att. As listed above