ADUR & WORTHING
PLANNING SERVICES

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| PLAN | AWDM/ 1506/13 |
| DATE VALID | - 3 DEC 2013 |


# Permitted Development Statement

This statement has been prepared for the proposed outbuilding containing a hydrotherapy pool and justified against the Class E Outbuildings Permitted Development Condition Summary from the Planning Portal.

1. *On designated land outbuildings to the side of house are not permitted development.*
   -The house is not on designated land and the proposed outbuilding is to the rear of the house.

2. *Outbuildings are not permitted development within the grounds of a listed building.*
   -The house is not a listed building and therefore this condition does not apply.

3. *In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritages Sites, the total are to be covered by any outbuilding more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development.*
   -The house does not reside in any of these locations and as such this condition does not apply.

4. *Outbuildings are not permitted development forward of the principal elevation of the original house.*
   -The proposed outbuilding is to the rear of the original house.

5. *Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit.*
   -All outbuildings and additions total up to 41% and so conforms to the 50% limit as noted on drawing AL120.

6. *To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.*
   -The proposed outbuilding is for a hydrotherapy pool. This will be its sole use and will not have a microwave antenna.

7. *Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.*

-The proposed outbuilding will have a maximum eaves height of 2.5 metres and a maximum overall height of 4 metres as noted on drawing AL121.

8. *If the outbuilding is within 2 metres of the property boundary, the whole building should not exceed 2.5 metres in height.*
   -The proposed outbuilding will be a minimum of 2 metres from the property boundary as noted on drawing AL121.

9. *Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm.*
   -The proposed outbuilding is not proposed to have raised platforms nor decking.

10. *Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development. The other permitted development conditions which apply to outbuildings listed above also apply to containers.*
    -There is no proposal for containers greater than 3,500 litres.

**Summary**

The original house as it stood on the 1st July 1948 had an area of 80m² on a site area of 743m² (excluding house). Therefore the area around the original house was 663m².

There have been numerous additions to the house to date which have increased the area of the house by 183m² (26+2+86+69). Plus an extension which has been granted planning permission but not yet developed which will have an area of 16m². The total area of additions is 199m² (183+16).

The original house including later extensions (built and under development) is 279m².

The proposed hydrotherapy pool has an area of 72m² which would result in a total extended area of 351m² (279+72).

The total land area around the house after the proposal will be 312m² (663-351).

The land around the original house was 663m². 50% of this is 351.5m² which is the calculated limiting factor for development of the property.

Therefore we propose to develop up to 312m² of an allowed 331.5m².