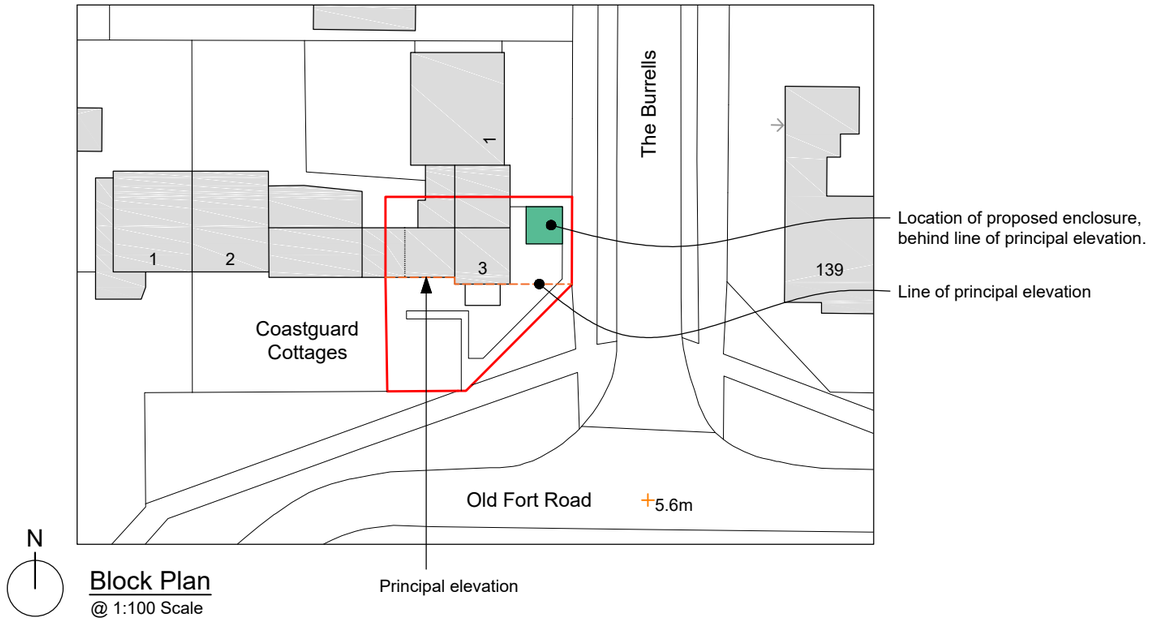
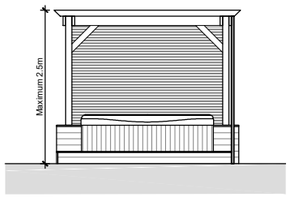
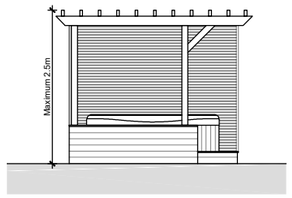



## Block Plan
@ 1:100 Scale




## Front Elevation
@ 1:100 Scale



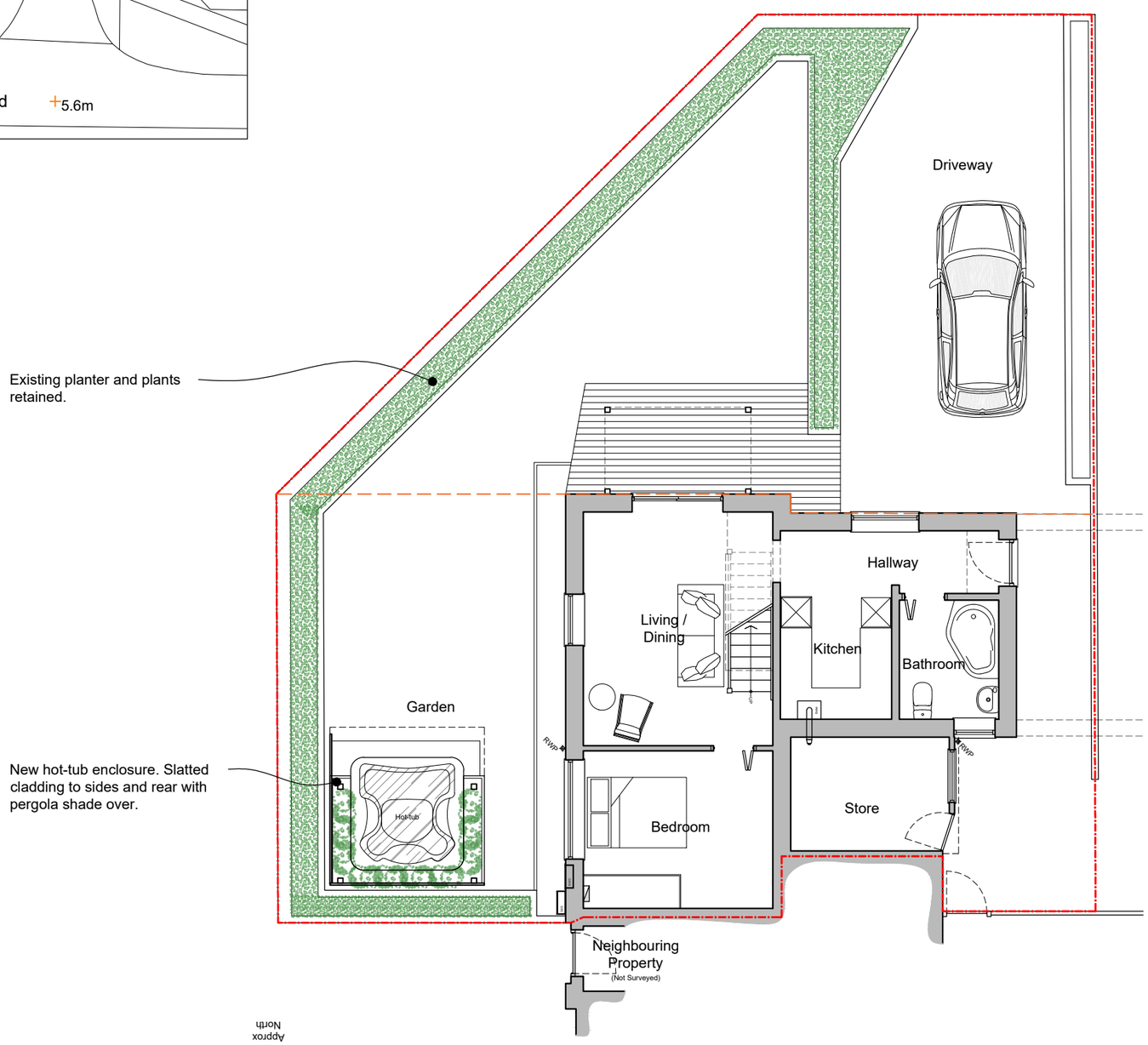

## Side Elevation
@ 1:100 Scale

**GPDO Class E - Buildings etc:**
Provision of 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.
The table below demonstrates how the proposed enclosure COMPLIES with the parameters set out in Class E of the GPDO and the supporting Technical Guidance.

| Requirements of relevant Class of the GPDO: | How proposal meets Class: |
|---|---|
| E1 - Development is not permitted by Class E if – | |
| a. Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use) | a. The building is a dwellinghouse and was not granted by virtue of the GPDO. |
| 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) | b. The total site area = 225m²<br>The total area of ground = 164.6m²<br>The proposed enclosure = 9m²<br>Therefore the coverage = 5.5%.<br>Well within the 50% allowance. |
| 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 | c. The proposal is located to the east side of the existing building and is set back from the building line of the principal (southern) elevation. ** |
| d. The building would have more than a single storey | d. The proposed enclosure is single storey |
| e. The height of the building, enclosure or container would exceed -<br>(i) 4 metres in the case of a building with a dual-pitched roof,<br>(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<br>(iii) 3 metres in any other case. | e. The proposed enclosure is located within 2m of the boundary. The height of proposed the enclosure will not exceed 2.5m. |
| f. The height of the eaves of the building would exceed 2.5 metres | f. The height of proposed the enclosure will not exceed 2.5m. |
| g. the building, enclosure, pool or container would be situated within the curtilage of a listed building | g. The existing property is not listed |
| h. it would include the construction or provision of a verandah, balcony or raised platform | h. The proposal does not include the construction of a verandah, balcony or platform. |
| i. it relates to a dwelling or a microwave antenna | i. The proposal is independent and does not include an antenna. |
| j. the capacity of the container would exceed 3,500 litres. | j. The proposal is not for a container. |
| E.2 is not relevant as the property is not within a World Hertiage Site, National Park, an area of Outstanding Natural Beauty or The Broads. | |

** Note: The supporting Technical Guidance states that "There will only be one principal elevation on a house" and outlines guidance on how the principal elevation is determined.

0m 10m 20m 30m 40m 50m
Scale Bar @ 1:500




## Ground Floor Plan
@ 1:100 Scale

0m 1m 2m 3m 4m 5m 10m
Scale Bar @ 1:100

# PLANNING

Notes:
> Issued for Planning Approval. Do not use for the purposes of ordering/purchasing.
> Figured dimensions to take precedence over scaling from drawing.
> Drawing to scales as noted. All dimensions in millimetres unless noted otherwise. Check all dimensions and levels on site.
> These drawings are subject to Planning and Building Regulation Approval or any other statute in law before construction commences.
> For details of all structural, mechanical and electrical works where mentioned, refer to relevant specialist's drawings, specification and documentation.
> If any discrepancies are found in the drawings these are to be brought to the attention of Daintree Design for rectification.
> Boundary lines are indicative only. Exact location of boundaries should be determined on site before work commences.
> Drawing to be printed in colour.

| Rev | Date | Description | By | Chk |
|---|---|---|---|---|


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Client
S. Prior

Project
3 Coastguard Cottages, Old Fort Rd, Shoreham-by-Sea, BN43 5HR

Title
Proposed: Landscape / Ground Floor Plan & Section

Scale
1:100 @ A3

Date
July 2023

Drawing Number
D2208-601(~)

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