Item 7 Grounds For Application.

The existing building has established residential use & can be classed under Part C(a) of The Town & Country Planning (Use classes) Order 1987. The site is not within a designated area, is not listed nor has an Article 4 direction been issued & as such, The Town & Country Planning (General Permitted Development) (England) Order 2015 is considered applicable.

It is proposed to demolish the existing outhouse & replace it with a larger building. The proposal will be for ancillary use to the main building

Class E is applicable.

The proposal conforms to the following criteria from that order-:

E1 a- does not cover more than 50% of the curtilage ground area
b - is not forward of the front building line or closer to a highway
c- is of single storey in height
d –eaves height not more than 2.5M total height not more than 3M
e – height of eaves in not more than 2.5M
f – is not a listed building
g- no balcony or veranda
h – no antenna