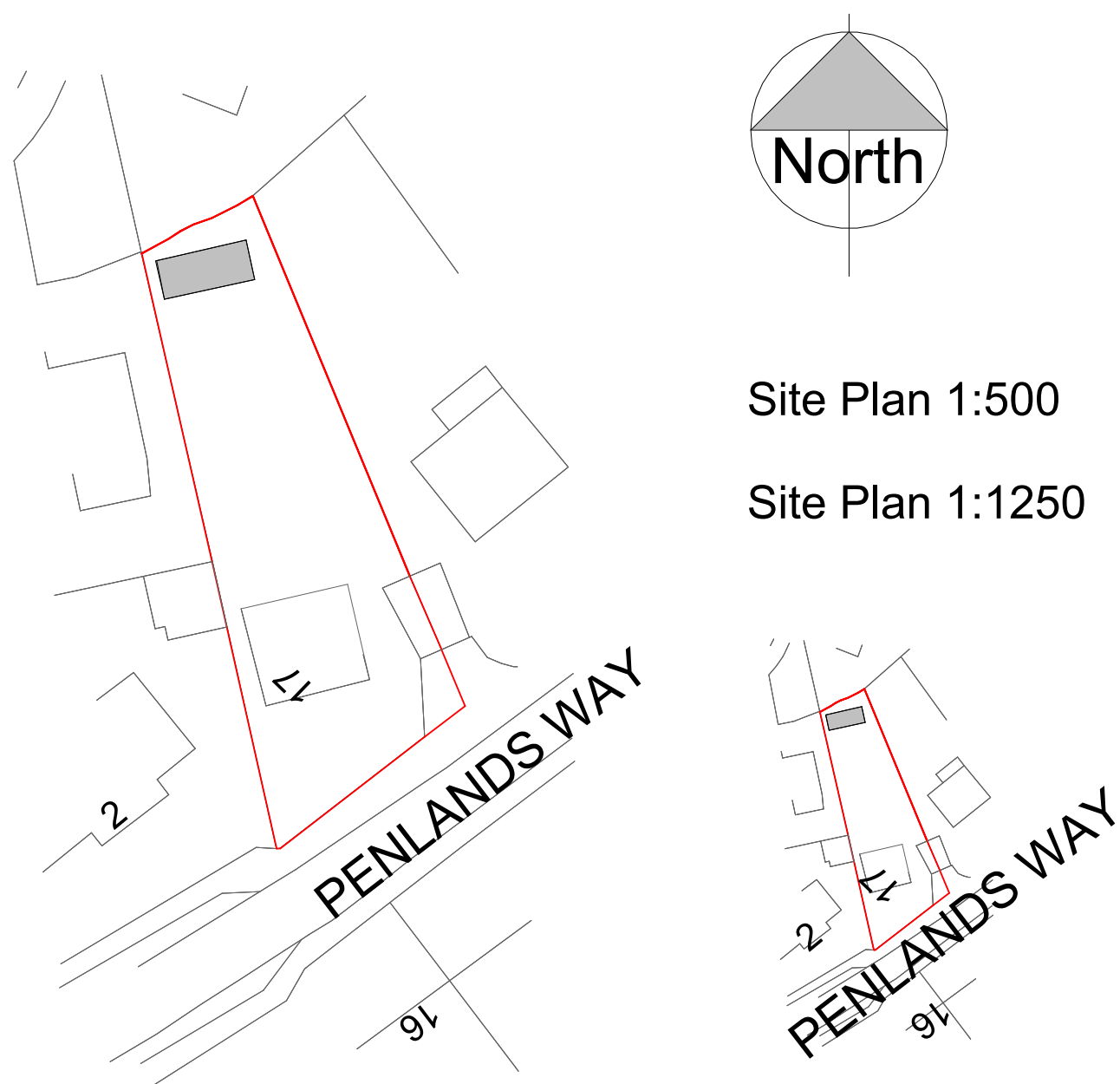
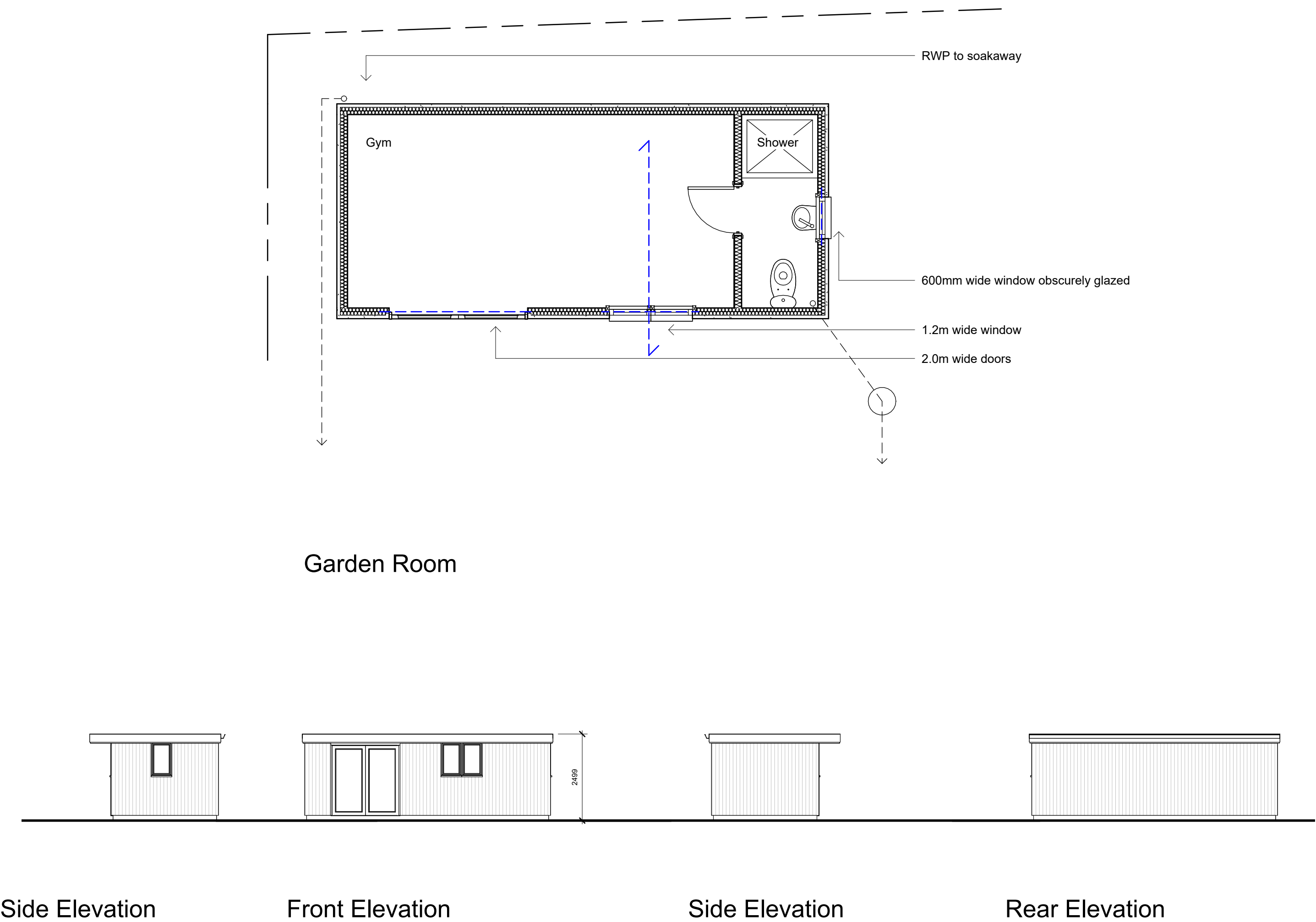




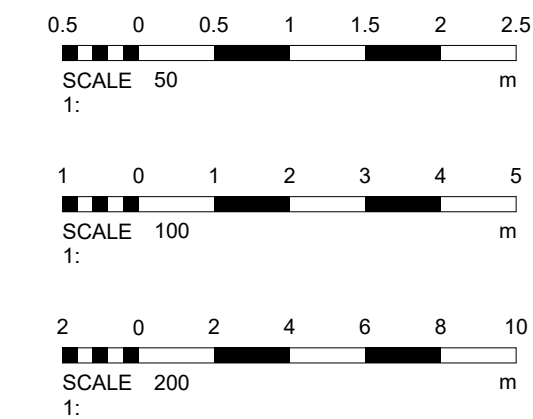
Planning statement:

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container with two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings, any outbuilding will require planning permission.

*The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Revisions



Materials

Drawing Number	2026/149	Sheet	1 of 1
Size	A1	Scale	1:50, 1:100, 1:200
Project	Garden Room August 2026		
Job Title	17 Penlands Way Sleyning West Sussex BN44 3PN		
Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designer immediately. The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements			
M.J.Humphrey Ltd  RICS cabe chartered association of building engineers			
Mel Humphrey MRICS 9 Aldsworth Avenue Goring By Sea West Sussex BN12 4XQ Mel@mjhumphrey.co.uk 07701055182		Adam Humphrey MCIOB 21 Pendine Avenue Worthing West Sussex BN11 2NA Adam@mjhumphrey.co.uk 07812419142	