

Planning Statement

Job No: 2502
Job Name: 42 South Lake Crescent, Woodley
Issue Date: 30.01.2025
Client: Lee Milligan

Planning Statement for Permitted Development – Outbuilding

This statement outlines the proposed development of a single-storey outbuilding within the curtilage of 42 South Lake Crescent, Woodley. The structure will have a maximum height of 2.5 metres from the existing ground level and will be clad with timber on the front elevation. The outbuilding will be constructed on ground screw foundations to minimise ground disturbance.

The property benefits from a large garden plot, allowing ample space for the proposed development while maintaining openness and amenity. The outbuilding is intended for incidental use in connection with the main dwelling and complies with the limitations set out in Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal meets permitted development criteria as:

The total height does not exceed 2.5m from ground level.

It is located within the residential curtilage and not forward of the principal elevation.

It does not cover more than 50% of the garden area.

It is not situated on designated land or within the curtilage of a listed building.

As the scheme falls within permitted development rights, no formal planning permission is required.