

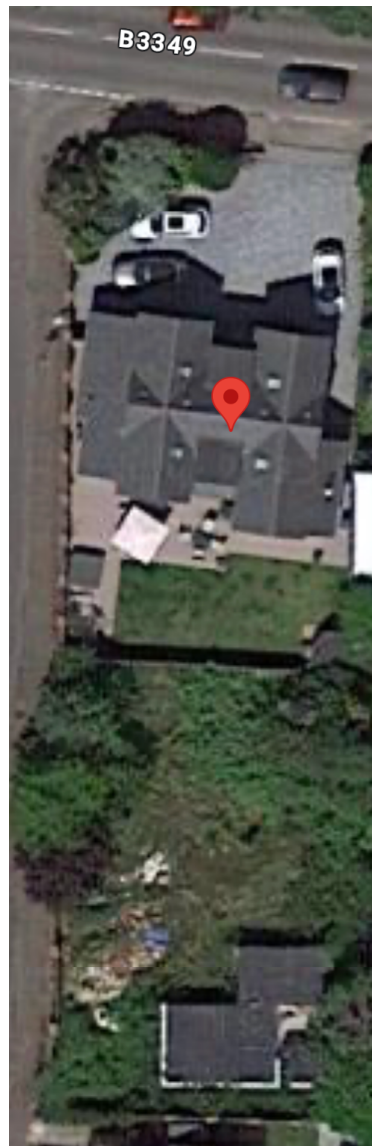
NJT PLANNING – CHARTERED TOWN PLANNER

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219 Hyde End Road, Spencers Wood, RG7 1BU

**Application for a Certificate of Lawful Development for the proposed erection of
ancillary outbuilding following demolition of existing outbuilding**

On behalf of Mr and Mrs S Lane.



1.0 Introduction

- 1.1 The report confirms that the proposal complies with the provisions of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

2.0 Site and surroundings

- 2.1 The application site comprises a single residential dwelling located on the corner of Hyde End Road and Century Drive. The rear garden currently accommodates an outbuilding served by a dropped kerb off Century Drive. There are mature trees and shrubs adjacent to the boundaries. The site is NOT located within a Conservation Area, curtilage of a listed building, World Heritage Site, National Landscape and benefits from permitted development rights. The development is not restricted by any Article 4 Directions.

3.0 Proposal

- 3.1 The proposal involves the erection of a detached outbuilding following the demolition of the existing outbuilding in a similar location. The replacement outbuilding is proposed to provide the applicants with a home gym, WC, storage and a home office. The facilities within the proposed outbuilding are intended for uses incidental to the use of the dwellinghouse at 219 Hyde End Road, as a single private dwellinghouse. Proposed plans and elevations are submitted in support of this application.
- 3.2 Class E provides permitted development rights within the curtilage of a house for: a) 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; or (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

3.3 Under Class E, the following limits and conditions apply:

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)

The use of the dwellinghouse at 219 Hyde End Road has not been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

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)

The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

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.

No part of the building would be situated on land forward of a wall forming the principal elevation (facing Hyde End Road) of the original dwellinghouse.

d) the building would have more than one storey

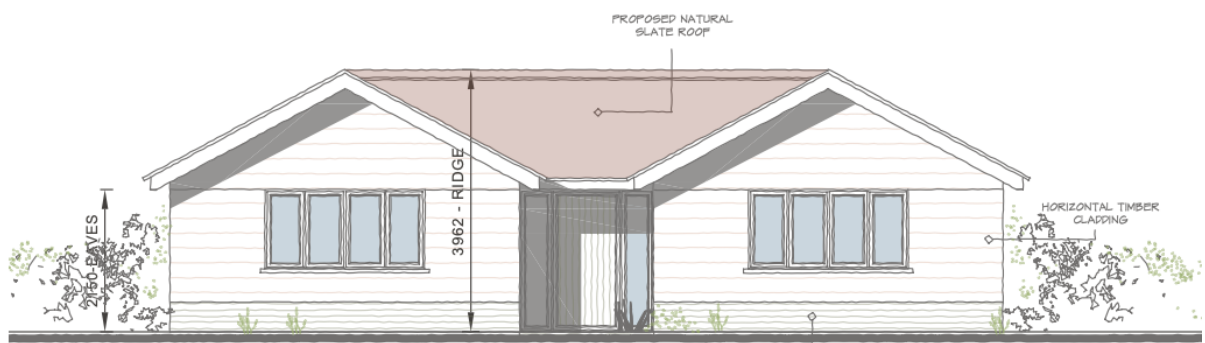
The proposed outbuilding would have only one storey.

e) the height of the building would exceed -

(i) 4 metres in the case of a building with a dual-pitched roof,

- (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
- (iii) 3 metres in any other case

The submitted plans confirm that the proposed outbuilding, sited in excess of 2m away from the site boundaries, would have a ridge height of 3.962m.



- f) the height of the eaves of the building would exceed 2.5 metres

The eaves height would measure 2.15 metres.

- g) (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building.

The building would not be located within the curtilage of a listed building

- h) it would include the construction or provision of a veranda, balcony or raised platform

The proposed building would not include the construction or provision of a veranda, balcony or raised platform

7.0 Conclusion

- 7.1 The applicant has demonstrated that the proposed replacement building will comply with the conditions set out in Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). The uses proposed within the outbuilding are incidental to the use of the application site, as a single private dwellinghouse. As such the proposal constitutes permitted development and the application should respectfully be approved.