



# HAWKSBECK

GARDEN ROOMS ▪ BUILT FOR LIFE

## PLANNING STATEMENT

Outbuilding - Class E Permitted Development

33 The Drive, Northwood, HA6 1HW

Date: August 2022

☎ 01277 414 586

🌐 [www.hawksbeck.co.uk](http://www.hawksbeck.co.uk)

📱 @Hawksbeck

📍 228 Priests Lane, Shenfield,  
Essex, CM15 8LG

## PROPOSED DEVELOPMENT

The proposed development comprises of the construction of a single storey timber garden building to be used as a recreational space.

The outbuilding will be sited within the curtilage of the existing dwelling.

The outbuilding will measure 24sqm. The roof will be a mono pitched design and will be no higher than 2.5m when measured from the ground next to the building at its lowest point and then as the roof slopes up to 2.6m high but will be over 2m from all boundaries.

All elevations will be finished with Duraclad cladding.

Internally the outbuilding will be used for recreational space.

## PLANNING ASSESSEMENT

### Permitted Development

The Town and Country General Permitted Development Order 2015 (GPDO) allows for certain development to take place without the need for express planning consent subject to a number of conditions.

Class E of Schedule 2 (Part 1) allows for the;

*The provision within the curtilage of the dwellinghouse of —*

*(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.*

However, outbuildings are not permitted under this legislation if they fail to meet a number of conditions set out in Class E. We have provided an assessment of these conditions against the proposal in the table below; Development is not permitted by Class E if:

	Notes	Proposal Satisfies Condition
permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	N/A	<b>YES</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);	Less than 50% of the curtilage will be covered in buildings	<b>YES</b>
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;	The proposal will be in the rear garden	<b>YES</b>
the building would have more than a single storey;	Proposal is single storey	<b>YES</b>

the height of the building, enclosure or container 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 3 metres in any other case;

The proposal is not within 2m of the boundary. The maximum height will be no more than 3m when measured from the highest part of the surface of the ground next to the building.

**YES**

the height of the eaves of the building would exceed 2.5 metres;

The eaves height will be 2.5m at the lowest point of the roof slope

**YES**

the building, enclosure, pool or container would be situated within the curtilage of a listed building;

N/A

**YES**

it would include the construction or provision of a verandah, balcony or raised platform;

N/A

**YES**

it relates to a dwelling or a microwave antenna; or

N/A

**YES**

the capacity of the container would exceed 3,500 litres.

N/A

**YES**

In the case of any land within the curtilage of the dwellinghouse which is within —

N/A

**YES**

(a) an area of outstanding natural beauty;

(b) the Broads;

(c) a National Park; or

(d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Is within the Conservation Area (2(3) land), however the proposal is to the rear garden and not on land to the side of the dwelling.

**YES**

Must be used for incidental purposes

Will be used as a home gym and garden room

**YES**

# CONCLUSION

The above table provides a clear indication that the proposal meets the criteria to benefit from Schedule 2 Class E permitted development rights.

There is no Article 4 Direction in place on the application property nor have Class E permitted development rights been removed.

We therefore respectfully ask that the proposed certificate of lawfulness is granted at the earliest convenience.

If you require any further details please feel free to contact us.

Kind Regards  
Jon Mathew  
Hawksbeck