

Planning Statement

OCTOBER 20

15 Mount Pleasant HA4 9HG



Design
Studio

STATEMENT IN SUPPORT OF LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

Proposal: Erection of a detached open-sided pangola (canopy) in the rear garden

Site Address: 15 Mount Pleasant, Ruislip HA4 9HG

Applicant: Mr Asim Balouch

Prepared by: SY Design Studio Ltd

1 Introduction

This statement is submitted in support of an **Application for a Lawful Development Certificate (Proposed)** under **Section 192 of the Town and Country Planning Act 1990**, to confirm that the erection of a **detached open-sided pangola (canopy)** in the rear garden of **15 Mount Pleasant** constitutes **permitted development** under **Schedule 2, Part 1, Class E** of the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** ("GPDO").

The purpose of this application is not to seek planning permission but to establish, as a matter of law, that the proposed works are automatically permitted by the GPDO.



2 Site and Proposal

The property is a **detached two-storey dwelling** with a large rear garden enclosed by boundary fencing. It is not within a Conservation Area and the dwelling is not listed. The proposal is for the erection of a **lightweight, freestanding canopy** (referred to as a pangola) within the private rear garden, positioned behind the existing single-storey rear extension. The structure will provide a **covered outdoor seating area** incidental to the use of the dwellinghouse.

Key specifications

Element	Detail
Overall height	2.50 m at the shared boundary (maximum)
Depth	approx. 4.0 m
Width	approx. 3.5 m
Distance from dwelling	min. 100 mm clear physical gap
Form	flat mono-pitch roof, clear polycarbonate sheeting
Supports	slender steel/timber posts, independent foundations
Enclosure	open on at least two sides
Use	domestic garden amenity, incidental to enjoyment of the dwellinghouse



3 Applicable Legislation – GPDO Class E

Schedule 2, Part 1, Class E permits the provision of buildings or other structures within the curtilage of a dwellinghouse required for purposes incidental to its enjoyment, subject to the following key limitations and conditions:

Reference Requirement		Compliance Summary
E.1(a)	No building forward of a wall forming the principal elevation	Structure located entirely to the rear
E.1(b)	No building within the curtilage of a listed building	Not applicable
E.1(c)	Total area of ground covered by buildings ≤ 50 % of curtilage (excluding the original house)	Well below 50 %
E.1(d)	Outbuildings not exceeding 4 m (dual-pitch), 3 m (other roofs)	Max 2.5 m – compliant
E.1(e)	Height ≤ 2.5 m if within 2 m of boundary	Complies (2.5 m exact)
E.1(f)	No verandas, balconies, or raised platforms	None provided
E.2	Materials similar in appearance to existing house not required	Lightweight neutral finish acceptable
E.3	Incidental domestic use only	Confirmed – no sleeping, cooking, or bathroom facilities

Accordingly, every criterion of Class E is met.

4 Detachment and Definition of “Outbuilding”

Class E requires that the structure be “**within the curtilage of the dwellinghouse**” but **not part of it**.

To ensure this distinction, the pangola has been **physically separated** from the main dwelling by a **minimum 100 mm clear gap**, with **no flashing, brackets, gutters, or posts** connecting to any wall or fascia of the dwelling.

This approach follows established guidance and appeal decisions confirming that even a narrow gap is sufficient to demonstrate detachment:

- *APP/M5450/X/17/3172477 (Hillingdon, 2017)* – Inspector held that a 75–100 mm separation constituted a distinct outbuilding under Class E.
- *APP/J1535/X/19/3230865 (Epping Forest, 2019)* – A carport separated by 50 mm accepted as freestanding.

The drawings accompanying this statement clearly annotate the **100 mm gap** to demonstrate compliance.

5 Incidental Use and Function

The pangola provides a sheltered outdoor space for **recreation and domestic enjoyment**, similar in function to a **carport, pergola, or garden gazebo**, all of which are established examples of Class E structures.

It contains **no permanent walls, kitchen, bathroom, or sleeping facilities** and therefore cannot be used as an independent unit of accommodation.

The use is wholly **incidental to the enjoyment of the dwellinghouse**, in full accordance with the GPDO.

6 Evidence of Compliance

To support this LDC application, the following have been provided:

1. **Site Plan (1:500)** and **Location Plan (1:1250)**.
2. **Existing and Proposed Plans & Elevations** clearly showing:
 - the 100 mm separation gap;
 - overall height ≤ 2.5 m at the boundary;
 - footprint within curtilage;
 - open-sided nature.
3. **Photographs** of the existing garden and structure.
4. **Manufacturer/specification sheet** for lightweight roof sheeting (optional).

7 Conclusion

The proposed pangola satisfies **all requirements of Schedule 2 Part 1 Class E** of the GPDO (2015 as amended) because:

- It is **entirely within the residential curtilage** of the dwellinghouse;
- It is **physically detached** from the house by ≥ 100 mm and thus constitutes a **separate outbuilding**;
- Its **height does not exceed 2.5 m** within 2 m of any boundary;
- It covers **less than 50 %** of the total garden area;
- It is used solely for purposes **incidental to the enjoyment of the dwellinghouse**;
- and
- It **includes no raised platform, veranda, or balcony**.

On the balance of probabilities, the development therefore constitutes **Permitted Development** under Class E.

It is respectfully requested that the **London Borough of Hillingdon** issue a **Lawful Development Certificate** confirming the proposed pangola is lawful.