

Planning & Design Statement

Introduction

The application before you is for a single storey building that is incidental to the enjoyment of the main house. If the host dwelling was not in an ANOB it the proposal would be deemed permitted development under Part 1 Class E of the Permitted Development Order. The accompanying LVIA clearly shows that the proposal has no adverse impact on the ANOB. The proposal is largely screened by the existing boundary hedge which is over 6ft in height.

We would hope that this is a relatively straight forward delegated approval.

Meeting Schedule 2 Part 1 Class E

As touched upon above if the building was not in an ANOB it would clearly meet the requirements of Part E. The building in footprint is less than 50% of the total area of the curtilage excluding the area of the host dwelling. No part of the structure is forward of the principal elevation of the main dwelling. The building is only single storey in height with eaves less than 2.5m above ground and ridge less than 4m above ground. The building is not within the curtilage of a listed building and does not include any balconies or verandas. The building is solely to be used for the personal enjoyment of the occupants of the dwellinghouse.

Use

The building is proposed as a summerhouse entertainment space as well as a music studio/office. The prevalence of home offices given the current pandemic is on the rise and is something most professionals require – now that they will work at least some time at home. The desire for a entertaining space in the garden is to provide additional lounge space.

Amount

The building is just over 50m² which is well within reasonable amounts given the size of the plot.

Appearance

The appearance of the building is that of a typical outbuilding in a garden. The walls are set to timber and the roof is set to slate. The buildings appearance reflects its use.

Conclusion

This is a straight forward application that is largely hidden from the road by the existing hedge. The LVIA shows that it is unseen in the larger landscape. The building does not create any harm to the ANOB. If the property was outside of the ANOB the building would be permitted development meeting criteria of Schedule 2 part 1E of the Town and Country Planning (General Permitted Development) order. This is a simple application that should be approved without delay.

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