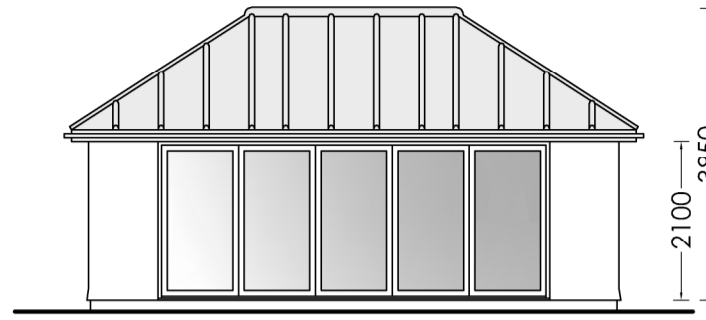
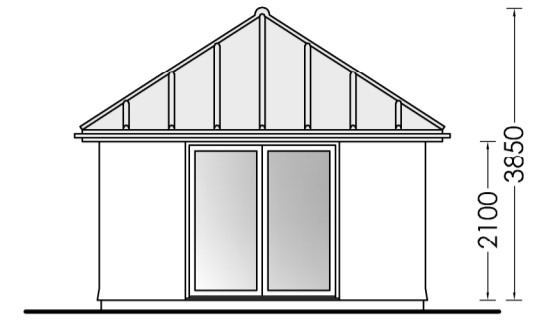


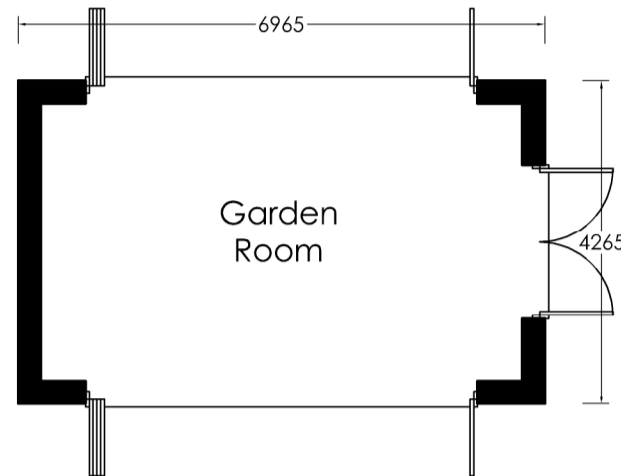
ROOF PLAN



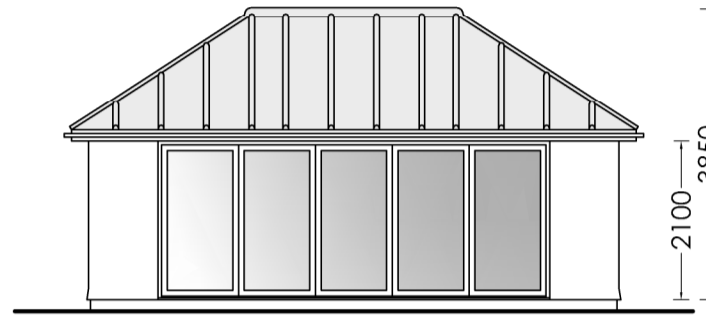
SIDE ELEVATION



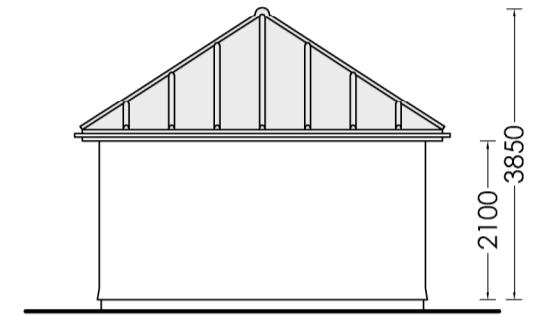
REAR ELEVATION



FLOOR PLAN



SIDE ELEVATION



FRONT ELEVATION

The permitted development rights for householders technical guidance document sets out the various criteria as to why the erection of a detached outbuilding would not be permitted by Class E Permitted Development. Below is a summary of these criteria and an explanation as to why the proposed outbuilding should be permitted.

(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)

- No, the dwellinghouse was not created under the permitted development rights to change use and therefore this criterion does not apply - therefore the erection of a detached outbuilding is acceptable.

(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 1955 domestic curtilage measures around 4655 sqm.
- The footprint of the original dwelling measures 112.5sqm.
- As part of application 01/00961/FUL, the existing barn was incorporated into the dwelling and a link section was constructed. This increased the footprint of the building by 239.4 sqm
- Additionally, as part of application 17/01589/FUL, the erection of a two-storey extension and associated alterations was granted to the main house. These extensions increased the footprint of the original building by 19.1 sqm.
- The existing pool house and garden store have a combined footprint 57sqm
- As part of application 02/00361/FUL, the erection of a stable block comprising ancillary accommodation to the existing dwelling house was granted. This building had a footprint of 247.2 sqm
- As part of application 15/00895/FUL, the erection of new stable block, barn, horse walker and menage was approved. This building had a footprint of 448.6 sqm
- Lastly, the outbuilding on the edge of the application site occupies a footprint of 17.62sqm.
- All in all, the total external footprint occupied by extensions and outbuildings total 1028.92 sqm. This equates to 22.1% of the curtilage as dictated on the plotting sheet of 1955 and falls significantly short of the 50% total acceptable amount.
- There is therefore considerable potential to construct further outbuildings within the curtilage of the site without the need for further permission (as long as it complies with the other aspects of Class E permitted development).

(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

Drawing 1939/03 rev B shows the line of principal elevation in relation to the proposed new outbuilding - the outbuilding sits behind this line and is therefore acceptable.

(d) the building would have more than a single storey

The proposed outbuilding is a modest structure built for purposes incidental to the enjoyment of the house - the proposed outbuilding is single storey and is therefore acceptable.

(e) the height of the building, enclosure or container would exceed -

- 4 metres in the case of a building with a dual-pitched roof.
- 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 proposed outbuilding is of a dual pitch with a fully hipped roof. The building measures 3850mm tall, is less than the maximum permitted and is therefore acceptable.

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

The proposed outbuilding has an eaves height of 2100mm, is less than the maximum permitted and is therefore acceptable.

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

There are no nearby listed buildings - therefore the proposed outbuilding is acceptable.

(h) it would include the construction or provision of a verandah, balcony or raised platform

The proposed outbuilding is being built at ground level and will not include a verandah, balcony or raised platform - the proposed outbuilding is therefore acceptable.

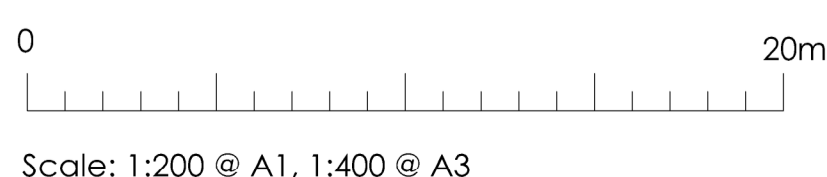
(i) it relates to a dwelling or a microwave antenna

N/A

(j) the capacity of the container would exceed 3,500 litres.

N/A

The proposed outbuilding meets all of the necessary criteria and should therefore be deemed acceptable.



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Project:	Proposed new garden room at Applecroft, Great Henny, Sudbury	Project Reference:	1939
Drawing Title:	Proposed Plans and Elevations	Drawing Reference:	04
		Revision:	B