

Application No: 20/1723/PREAPP
Case Officer: Jade Harbottle
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Municipal Buildings
Church Road
Stockton-on-Tees
TS18 1LD

SAT NAV code: TS19 1UE
Tel: 01642 526022

Email: planningdevelopmentservices@stockton.gov.uk

Date: 25 September 2020

Dear Owner/Occupier,

Proposal: Detached garage to side, erection of fence to front and extended driveway

Location: 2 Garth Close, Carlton, Stockton-on-Tees

Further to your enquiry there are three elements to your enquiry and from the attached information it appears the garage and driveway would likely fall with the permitted development criteria however for the avoidance of doubt I have set out each criteria below;

Under the householder regulations set out under Class E, Part 1, Schedule 2 of the GPDO 2015 erect an outbuilding without the need for planning permission, should it meet the conditions set out below:

- the total area of ground covered by the buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) shall not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) and should as part of this calculation include all previous extensions and outbuildings/decked areas;
- No part of the building, enclosure, pool or container **shall not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;**
- the building shall not have more than a single storey;
- the height of the building, shall not 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 height of the eaves of the building shall not exceed 2.5 metres;**
- no part of the garage should encroach onto neighbouring land (foundations or guttering)

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- The building should not extend from the existing dwelling it can only abut the wall of the property.
- The outbuilding can only be used for incidental purposes to the occupiers of the main dwellinghouse.

With regards to the extended driveway, planning permission would not be required subject to the laying down of the hardstanding area being carried out in accordance with Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order;

'either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house'.

In effect this means that any new hard standing should have a porous base or block paving should be permeable (i.e. not sealed with a vinyl seal so that water can percolate through the surface without running into the main sewer/drain on the road) or if it is not porous (such as concrete or tarmac), the works ensure that the water runs off into an area within your property where it can drain off naturally such as a retained strip of garden or a gravel bed (with a porous subsurface). Further guidance can be found on the attached link;

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgarde ns.pdf

With regards to the fence, you can erect up to 2 metres high on the east elevation continuing on from the existing wall providing it does not extend forward from an imaginary line drawn from the wall of the existing garage closest to the property across the front garage area (shown on your images). Approximately 2 metres set back from the highway. The fence and gates shown across the front garden area however cannot exceed 1 metre in height as planning permission would be required. Should an application be received for the erection of an enclosure greater than 1 metre in height at the front, the considerations of the application would be highway safety/manoeuvrability and impact upon the character of the street scene and residential amenity. The cul-de-sac does not currently benefit from boundary enclosures to the front and should an application be received it may be resisted given the character of the street scene and may end up at planning committee.

This is an informal officer opinion only and does not bind the Council to a formal decision should an application be submitted. Should an application be submitted then the request for advice and this response may be referred to in the planning application report and the correspondence made public.

The opinion given is a desk-based assessment and no site visit has been undertaken, therefore issues may arise during the course of any application which were not apparent at this pre-application stage.

Yours faithfully



Garry Cummings
Director of Finance, Development and Business Services