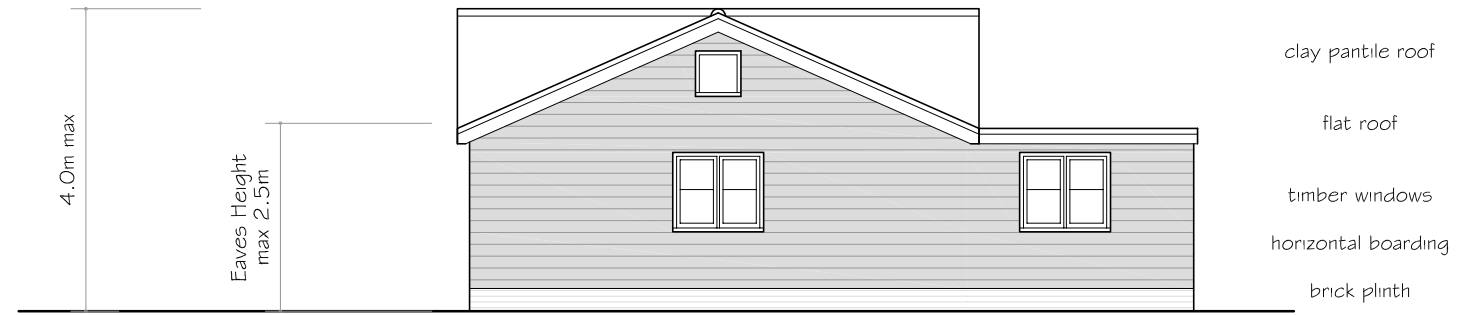
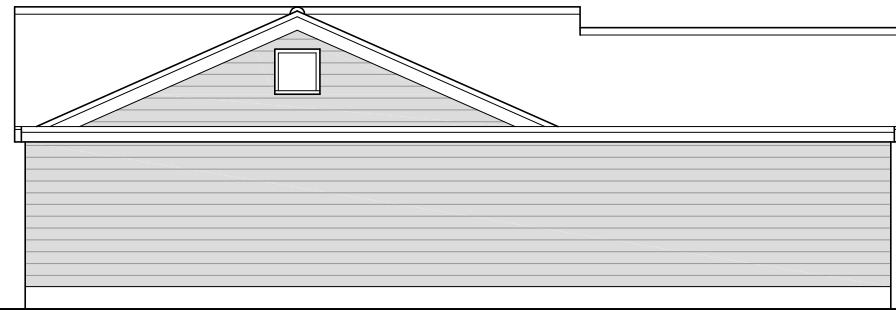


Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- (continued:)
- (c) any part of the building, enclosure or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
No part of the proposed outbuilding will be situated on land forward of the principal elevation of the original dwellinghouse.
 - (d) the building would have more than a single storey;
The building has only one storey.
 - (e) 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) *The height of the dual pitched roof does not exceed 4 metres.*
 - (iii) *The building is not situated within 2 metres of the boundary of the curtilage.*
 - (f) the height of the eaves of the building would exceed 2.5 metres;
The height of the eaves does not exceed 2.5 metres.
 - (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
The building is not situated within the curtilage of a listed building.
 - (h) it would include the construction or provision of a verandah, balcony or raised platform;
The building does not include the construction of a verandah, balcony or raised platform.
 - (i) it relates to a dwelling or a microwave antenna; or
The building does not relate to a dwelling or a microwave antenna.
 - (j) the capacity of the container would exceed 3,500 litres.
N/A.
- E.2 In the case of any land within the curtilage of the dwellinghouse which is within -
- (a) an area of outstanding natural beauty;
 - (b) the Broads;
 - (c) a National Park; or
 - (d) a World Heritage Site.
The site does not fall within the above categories.
- E.3 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.
The site is not classified as article 2(3) land.

Proposed Permitted Development in accordance with
The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Schedule 2 : Part 1
Development within the curtilage of a dwellinghouse.
Class E. (a)
Class A to D, E (b) & F to H are not applicable to this application

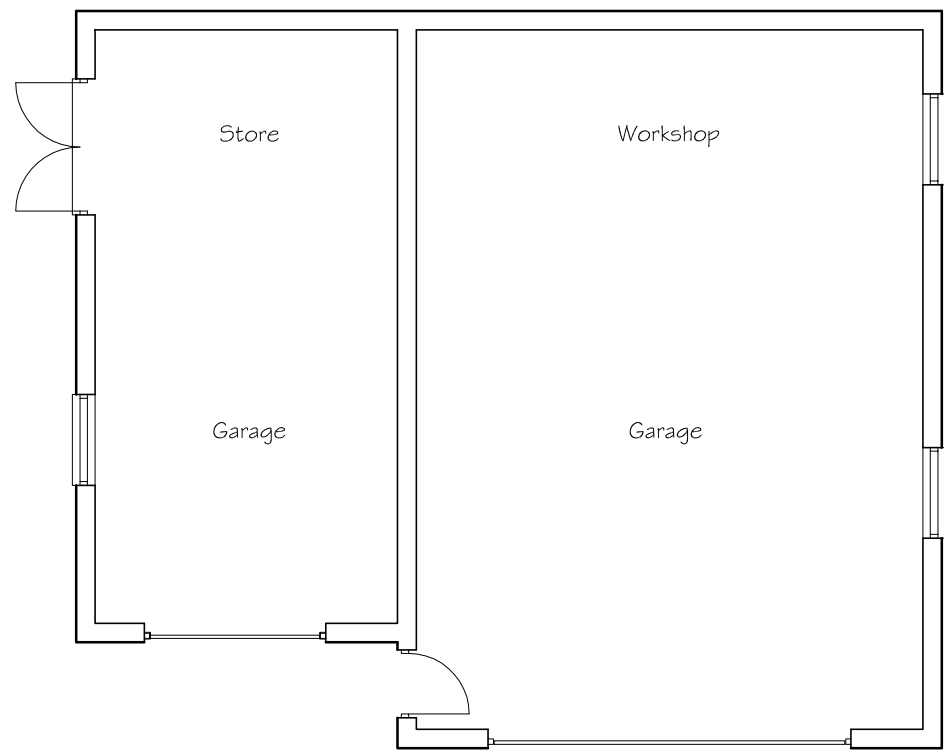
Permitted Development

E. 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.

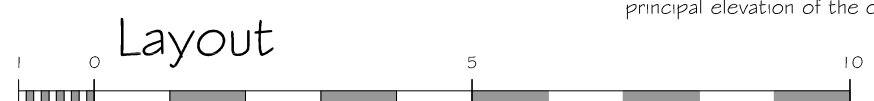
Development not permitted

E.1 Development is not permitted by Class E if -
(a) 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);
The dwelling is not the result of a Class M, N, P or Q change of use.
(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 total area of the outbuildings within the curtilage does not exceed 50% of the total area of the curtilage.

garage to be min 2.0m from any site boundary as drg No 87 I/SP7



Note:
No part of the proposed garage or car port is to be situated on land forward of the principal elevation of the original dwelling



Layout

Rev A: Car Port removed

May 2023



Architectural Design

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Wellington Cottage
25 Chapel Lane, Letty Green
Hertford, Herts

Scale: 1:100 @ A3

Date: March 2023

Permitted Development Garage
Plans & Elevations Proposed

Drg. No
87 I / PD3A