

# PLANNING STATEMENT

for

Certificate of Proposed Lawful Use/ Development

In respect of

Single Storey Garage

at

25 CHAPEL LANE, LETTY GREEN,  
HERTFORDSHIRE SG14 2PA

## 1.0 CONTEXT

- 1.1 This application follows the refusal of application ref **3/23/0649/CLPO** for a Single Storey Garage and Car Port on the following grounds:  
*The proposed development has failed to provide sufficient information in the form of an accurate block plan and therefore the location of the building within the site for the Local Planning Authority to accurately determine this certificate of lawfulness, moreover, the proposal would fail to comply with (f) and (h) in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*
- 1.2 The above application was not accompanied by a block plan as this is not a statutory requirement for such applications. However, drawing no **871/PD3** confirmed on the plan and within the schedule that the proposed garage would be located a minimum of 2.0m from any site boundary and not forward of the principal elevation.
- 1.3 The assessment of the eaves heights of the submitted proposals stated as the second reason for refusal is incorrect and is addressed below.
- 1.4 Paragraph E.1 (e) of Part 1 of the General Permitted Development Order 2015 (as amended) states development is not permitted by Class E if 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) 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
- 1.5 Paragraph E.1 (f) of Part 1 of the General Permitted Development Order 2015 (as amended) states development is not permitted by Class E if:-  
The height of the eaves of the building would exceed 2.5metres
- 1.6 The Officer's Report associated with the refusal of application **3/23/0649/CLPO** includes the following statement: *"the eaves height of the main building is considered to be 2.57 metres in height and the eaves/overall height of the carport is shown to be 3 metres"*.  
No further information or explanation on how the eaves height of the main building had been assessed has been given.
- 1.7 An extract from the AutoCAD file for drawing **871/PD3** is attached at Appendix A. The vertical red line with the blue squares records the distance from the adjacent ground level to the eaves (the point where the wall intersects the line of the pitched roof in accordance with the Technical Guidance for Permitted Development for householders September 2019) which the properties dialogue box in the bottom left confirms is a length of 2.488m which is below the 2.5m maximum and is therefore compliant with paragraph E.1 (e) (ii) of the GPDO.
- 1.8 The car port is not a dual pitched roof building, is not within 2m of the boundary and can therefore have a maximum height of 3.0m high in accordance with paragraph E.1 (e) (iii) of the GPDO.

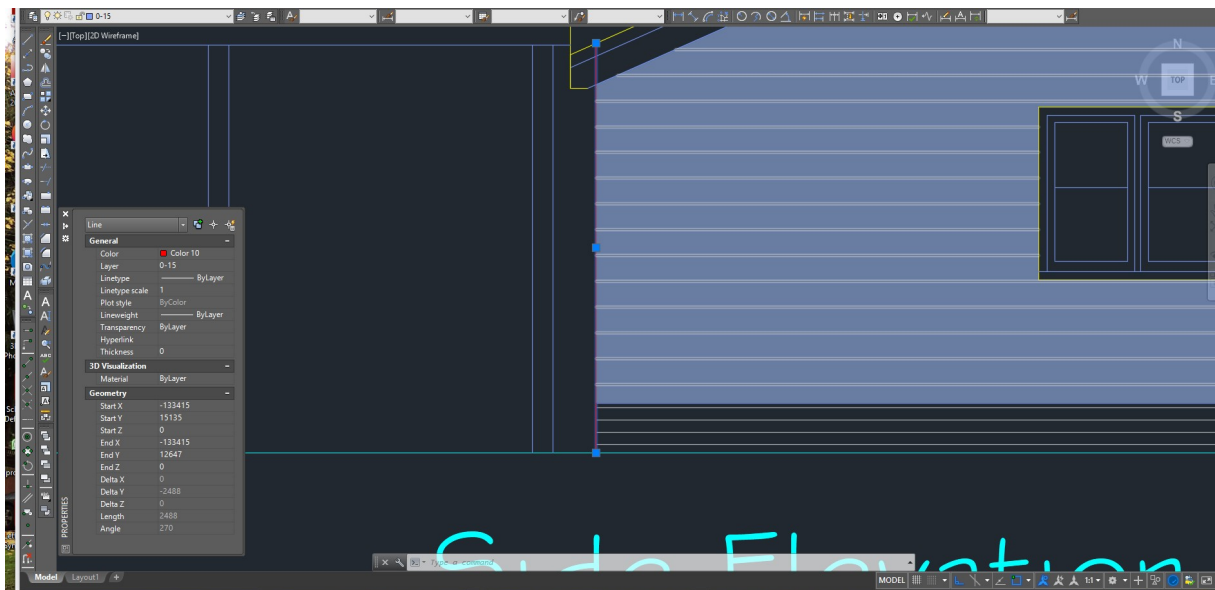
## 2.0 AMENDED PROPOSALS

- 2.1 Notwithstanding paragraph 1.8 above, the applicants have agreed to omit the proposed car port from this re-submission to avoid further confusion and misinterpretation of the GPDO by the local Planning Authority.
- 2.2 As demonstrated in paragraph 1.7 above, the eaves height of the proposed dual-pitched roof building is below the 2.5m maximum and is therefore compliant with paragraph E.1(e)(ii) of the GPDO.
- 2.3 For the avoidance of doubt a proposed site plan, which is not a statutory requirement for such applications, together with clarification of the eaves height are included within this current re-submission to enable the LPA to properly assess the submitted proposals and issue the Certificate of Proposed Lawful Use/ Development to confirm these are fully compliant with the requirements of General Permitted Development Order 2015 (as amended).

PNA

May 2023

# Appendix A



Screen-shot from AutoCAD file for drawing **871/PD3** as paragraph 1.7 above