

The existing use of the land is a dwelling house.

This application is to build three single storey outbuildings within the curtilage of the property within the rules of Class E of Town and Country Planning (General Permitted Development) (England) Order 2015.

The outbuildings will be used for general recreation, associated with the main dwelling, such as the parking of vehicles or bicycles and storage of garden tools and equipment and a small garden room. There will be no sleeping accommodation nor shower/toilet facilities. As such, the proposal would be incidental as it would not have the facilities to be used independently from the original dwelling.

The proposal would comply with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reasons:

E1. 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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

Permission to use the dwellinghouse as a dwelling house was not granted by virtue of class G, M, MA, N, P, PA or Q of Part 3 of this Schedule

(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 ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

(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.

The proposed garden buildings would be situated in the rear garden of the dwelling.

(d) The building would have more than a single storey.

The proposed buildings would be single 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) 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 proposed garden buildings would all be situated at more than 2 metres of the boundary of the curtilage and the maximum height will not exceed 4 metres.

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

The maximum height of the eaves will not exceed 2.5 metres.

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

The buildings would not be situated within the curtilage of a listed building.

(h) It would include the construction or provision of a veranda, balcony or raised platform.

The proposal would contain none of the above.

(i) It relates to a microwave antenna.

The proposal does not relate to a microwave antenna.

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

Not applicable as the outbuildings are not a container.

E2. 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) the World Heritage Site, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

The site is located in an area of outstanding natural beauty. For two of the outbuildings (numbered 1 and 2 in the proposed blockplan), no part of the outbuildings would be located more than 20 metres away from any wall of the dwellinghouse.

One proposed outbuilding, the bicycle shed (numbered 3 in the proposed blockplan), is located more than 20 metres away from any wall of the dwellinghouse. This building is no more than 10 square metres (external ground covered), so still complies with this requirement.

E3. 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 proposed outbuildings would be situated on land between a wall forming the rear elevation of the dwelling and the boundary of the curtilage. This is clearly shown in the attached proposed block plan, with a dotted line showing the proposed buildings to be behind the existing building.

The proposal would comply with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore would be permitted development. Planning permission is not required.