

Planning Statement

**Certificate of Lawful Proposed Development for
The Construction of a Garage incidental to the enjoyment of Fair View**

At

**Fair View
Usk Road
Raglan
NP15 2HJ**



Prepared by



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Wonastow Road
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NP25 5JA**

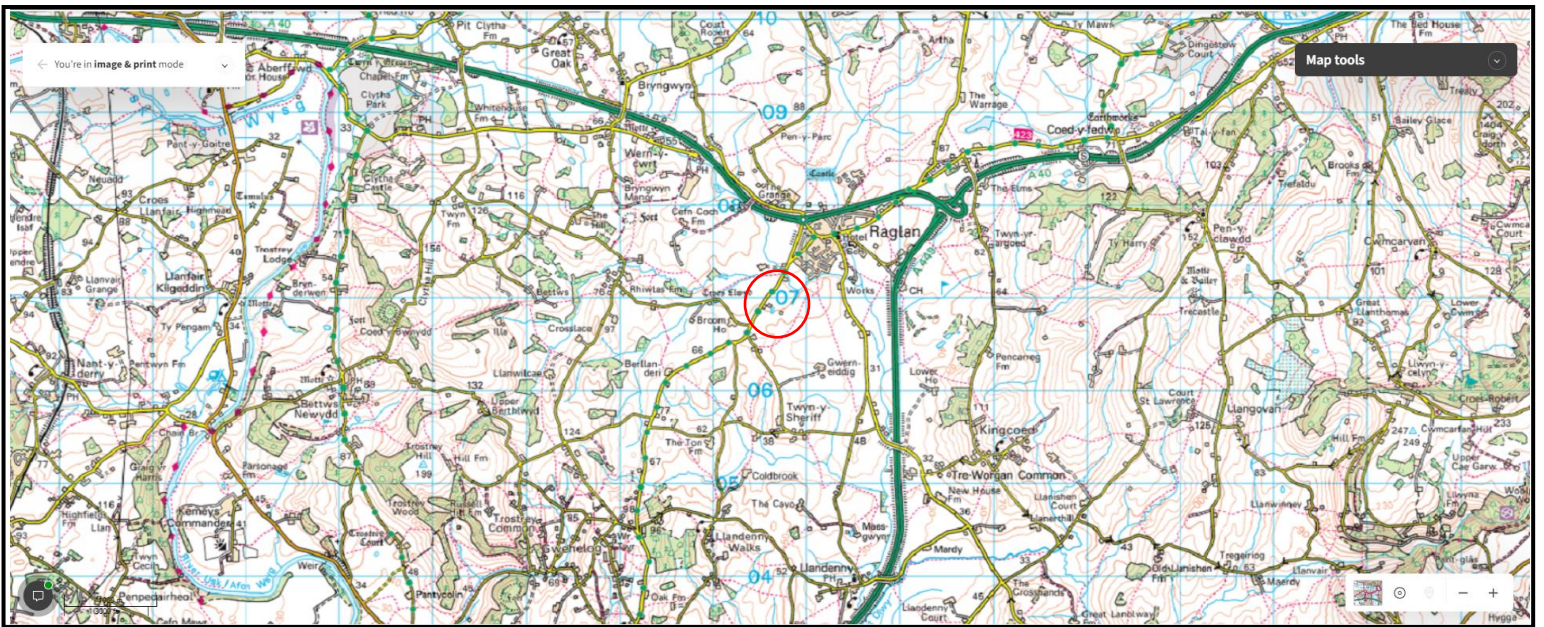
Tel 01600 714140

February 2024

Introduction

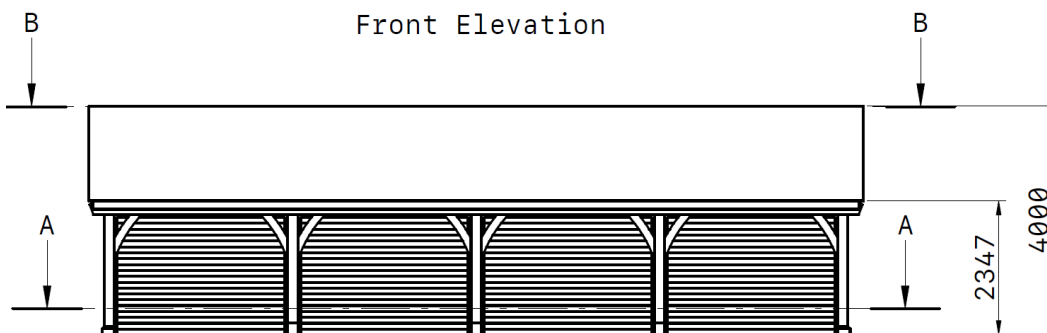
Powells Chartered Surveyors have been instructed to act on behalf of the applicant as agent with regards and application for a Certificate of Lawful Proposed Development for the erection of a garage at Fair View.

The applicant owns Fair View and surrounding garden which extends to 1.07 hectares. Under Householder Permitted Development Rights our client wishes to build a garage and this statement sets out compliance under Class of E of the Householder Permitted Development Rights.



The Proposal

The proposal is for a timber framed garage 12.8mx5.8m within the curtilage of Fair View. The use will be incidental to the enjoyment of Fair View.



Planning Policy

The local planning authority in respect of this application is Monmouthshire County Council.

Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 provides permitted development rights for householders to undertake certain minor, uncontentious improvements and alterations to their properties without the need to make a planning application.

Class E covers the provision of buildings and other development within the curtilage of the house.

Buildings under Class E should be built for purposes incidental to the enjoyment of the house. Paragraph E.4 of Class E indicates that purposes incidental to the enjoyment of the house includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the house.

Under Class E, the following limits and conditions apply:

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, PA or Q of Part 3 of this Schedule (change of use) Buildings etc are not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order.

Fair View was not granted planning permission under the above classes or rights.

(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 proposed new garage will cover an area of 74.24sqm.

Fair View and associated buildings covers 370sqm

The whole property extends to 10690sqm

Therefore, the proposal falls well short of covering in excess of 50% of the curtilage.

(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 garage is situated to the south of the rear of Fair View.

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

The proposed garage is a 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 building has a dual pitched roof which is not higher than 4 metres and it will not be situated within 2 metres of Fair View.

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

The eaves of the proposed new building will not exceed 2.5 metres.

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

Fair View is not a listed building therefore this criterion is not applicable.

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

The proposals do not included the construction of a verandah, balcony or raised platform, therefore this criterion is not applicable.

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

This proposal does not relate to microwave antenna.

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

This proposal is not for a container.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within -

- (a) a World Heritage Site,*
- (b) a National Park,*
- (c) an area of outstanding natural beauty or*
- (d) the Broads,*

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.

Fair View is not situated within a World Heritage Site, a National Park, an AONB or the Broads, therefore E2 is not applicable to the proposal.

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.

Fair View is not situated within a World Heritage Site, a National Park, an AONB or the Broads, therefore E3 is not applicable to the proposal.

For avoidance of doubt the location of the proposed garage is within the domestic curtilage of the dwelling house, given it is in single occupation with no complete physical separation such as fences and hedges, accessible by vehicle and therefore treated as a single planning unit. The land to the rear of Fair View has been used as a garden for purposes incidental to the enjoyment of the dwelling house for in excess of 24 years. Evidence of this use can be provided if required.



Conclusion

We consider that based on the proposal satisfying the criteria for this building under Household Permitted Development regulations a Certificate of Lawful Proposed Development for the erection of a garage at Fair View should be granted.

Should the officer wish to discuss the proposals through with us in any detail, then we would welcome open dialogue and discussion with the officer prior to reaching any determination.