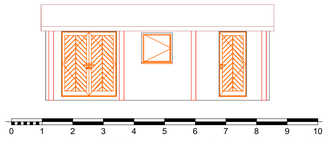
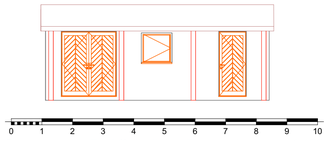
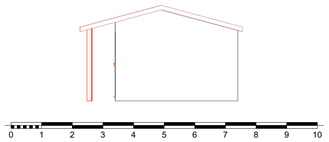


1 East Outbuilding Existing 1:100



5 East Outbuilding Proposed 1:100



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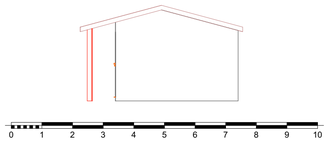

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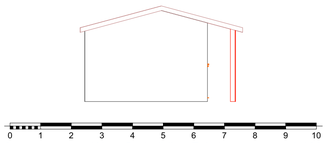

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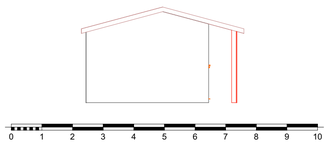
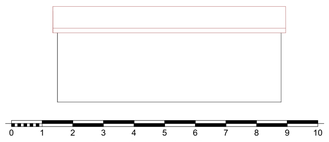
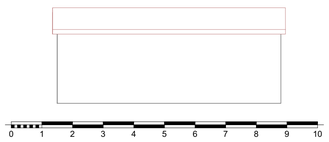


7 West Outbuilding Proposed 1:100



4 South Outbuilding Existing 1:100



8 South Outbuilding Proposed 1:100

# Summary

## Outbuildings

Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met.

**1.** On designated land* outbuildings to the side of the house are not permitted development.

* Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

**2.** Outbuildings are not permitted development within the grounds of a listed building.

**3.** In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development.

**4.** Outbuildings are not permitted development forward of the principal elevation of the original house.

The term original house means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date).

**5.** Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings (see intro) and extensions to the original house must be included when calculating this 50% limit.

**6.** To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.

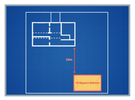
**7.** Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.

## Class 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; or

**(b)** a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.



**8.** If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.

**9.** Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm

**10.** Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development. The other permitted development conditions which apply to outbuildings listed above also apply to containers.

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## Important note

The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings. You should check with your Local Planning Authority whether permitted development rights apply – they may have been removed by what are known as Article 4 directions.

Other consents may be required if your house is listed or in a designated area.

When planning work you should read all the advice on the Planning Portal under 'Your responsibilities – Other considerations before you start work'.

As well as other important information you will find guidance here on the permitted development regime.

## Wales

This guidance relates to the planning regime for England. Policy in Wales may differ. Contact your local planning authority for further information.

## Building Regulations

Outbuildings may be exempt from building regulations depending on their size, use and location. For more information read Planning Portal online guidance.

The installation of a fuel tank should meet the necessary building regulations requirements. For more information read Planning Portal online guidance.

## Installation, alteration or replacement of a chimney, flue or soil and vent pipe

Read guidance on the permitted development regime under Class G.

## Disclaimer

Users should note that this is an introductory guide and is not a definitive source of legal information. Read the full disclaimer.

## Class 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; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

## Definitions of terms used in this guide:

'Original house' - The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

'Designated land' - Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

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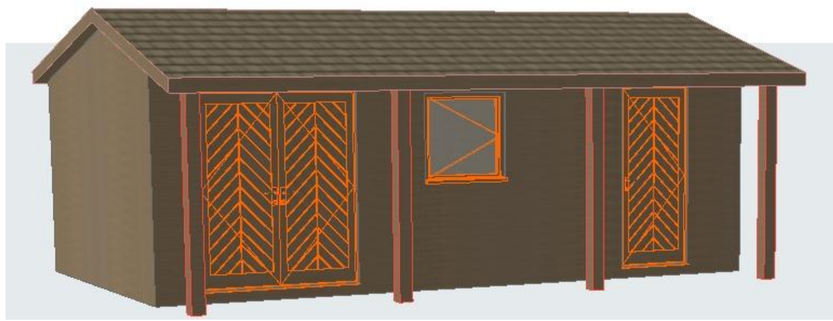
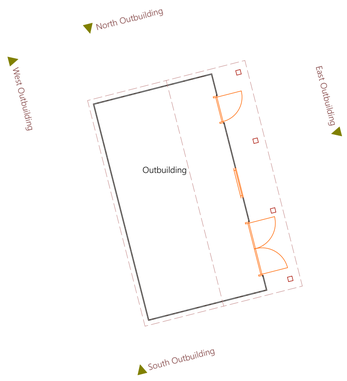
9 Oubuilding 1 1:10

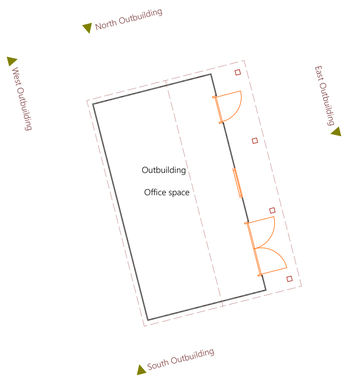
10 Outbuilding 2 1:10



15 Outbuilding Proposed 1:100




11 Outbuilding Existing 1:100




12 Outbuilding Proposed 1:100

**Proposal for the conversion of an outbuilding to home office**

It is not uncommon for outbuildings to be erected in residential gardens and used for incidental purposes. Paragraph E.4 of Class E of the permitted development order 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. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.

In this instance the use of the outbuilding as a home office is one that is considered acceptable under permitted development and would not require an application for planning permission, provided the other criteria in relation to height and siting are met.

We also discussed on site about the possibility of rebuilding the outbuilding or siting new outbuildings. The erection of outbuildings on the land does not necessarily require planning permission provided the use of the buildings are incidental to the main property and the size and siting limitations outlined under Class E are met.

16 Pre application advice for Twinney Acre 23 504745 PAMEET _ 2024-02-08 1:1

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| | 1:100, 1:10, 1:1 | 2024-04-07 |

Client Approval

- A - Approved
- B - Approved with Comments
- C - Do Not Use

Layout Title

**Outbuilding conversion**

Architechnology.design
179 Edwin Road Rainham, Kent ME8 0AH
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Tel: 07957 350204
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Project

**Twinney Acre**

status

**Permitted Development Application**

Site Address

Twinney Acre Susans Lane Upchurch
SITTINGBOURNE Kent ME9 7HA

Drawing Number

| project | originator | zone | level | type | role | number | rev |
|---|---|---|---|---|---|---|---|
| Layout ID | 10.0 | | | | | | |