



28th April 2024

Development Control  
Mendip District Council  
Cannards Grave Road, Shepton Mallet  
Somerset, BA4 5BT

Dear Madam / Sir,

## General Permitted Development of a cabin at Mr and Mrs K Hyde Underhill Cottage Oakhill, Benter Somerset BA3 5BJ

On behalf of the applicant, Mr and Mrs K Hyde, this letter has been prepared to confirm the lawfulness of a proposed garden room / cabin in the curtilage of an existing dwelling house known as Underhill Cottage. The cabin is proposed in line with the parameters of the General Permitted Development Order (GPDO) 2015, Part 1, Class E - which relates to buildings incidental to the enjoyment of a dwelling house.

Class E allows for:

- (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

The cabin will be used as a hobby room and woodland yoga suite ancillary to the enjoyment of the main dwelling house. This submission therefore refers to the former of these two allowances; (a).

Compliance with Class E is set out below, noting development is **not** permitted when:

GPDO	Description	Response
E.1a	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 dwellinghouse has not been permitted by virtue of Class M, N, P or Q of part 3 of the GPDO.
E.1b	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 within the curtilage will not exceed 50% the total area of the curtilage, as visible on submitted plan ref 001.
E.1c	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;	No part of the building is situated on land forward of a wall forming the principle elevation of the original dwellinghouse, which fronts the main access to the property facing east (see drawing 001).



E.1d	The building would have more than a single storey;	The building comprises a single story.
E.1e	The height of the building, enclosure or container would exceed 4 metres in the case of a building with a dual-pitched roof;	The height of the building does not exceed 4m, as shown by elevations on drawing 002.
E.1f	The height of the eaves of the building would exceed 2.5 metres;	The height of the eaves would not exceed 2.5m, as shown on elevation drawing 002.
E.1g	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.
E.1h	It would include the construction or provision of a verandah, balcony or raised platform;	There will be no construction of a verandah, balcony or raised platform.
E.1i	It relates to a dwelling or a microwave antenna; or	Not applicable - the development does not comprise a dwelling or microwave antenna.
E.1j	The capacity of the container would exceed 3,500 litres.	Not applicable.
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, 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 dwellinghouse is not situated within the curtilage of an area of outstanding beauty, the Broads, a National Park or a World Heritage Site.

Compliance with the above requirements is demonstrated by the accompanying plans. We respectfully request that confirmation is issued in the form of a Certificate of Lawfulness of Proposed Use or Development (CLPUD) to confirm the proposed development is lawful and within the provisions of the GPDO 2015.

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