

Submission of a Lawful Development Certificate (Proposed).

Proposed single storey garden building.

Sunnyside, Round Street, Cobham, DA13 9AY.

Description

Sunnyside is a semi-detached dwelling with a large garden plot. The house is located in a rural location, and the garden is bounded along the roadside by a hedge and east boundary by a mature hedge. Beyond the garden to the east is a block of woodland.

The garden is not overlooked.

Planning

Sunnyside is in the Metropolitan Green Belt. It is not in a National Landscape Area.

Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

Class E provides permitted rights within the curtilage of a house 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”.

Buildings under Class E should be built for purposes incidental to the enjoyment of the house which can include a gym, a swimming pool, a room for hobbies.

The proposed building has a storage cupboard for garden implements, garden forks, spades, hedge cutter and strimmer, garden chairs etc and garden room to be used for incidental uses to the main house including socialising, sitting out within the garden in shade/ under cover on wet days, as a home gym and for relaxing reading a book.

The wording under Class E.4. is as below:

E.4. For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

The curtilage to the house is substantial. This proposed building, together with other existing garden buildings will not result in more than 50% of the curtilage being covered.

In accordance with E (e) of the Householders Technical Guide, the building will be more than 2 metres from the boundary and have an eaves height of 2.5m and, as it is flat roofed, the maximum height is 2.5m.

The dwelling, called Sunnyside, is quite a small house as the floor plan drawing shows. There are just two small bedrooms and the house is home to a family of four persons, hence the need for this garden room.

Conclusion

The proposed garden room falls under Householder Permitted Development, Part 1 of Schedule 2, as set out in The Town and Country Planning (General Permitted Development (England) Order 2015 as amended. This proposal is permitted development and this application seeks confirmation by way of a Lawful Development Certificate.

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