

The Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008, 2013 & 2014) Part 1 of schedule 2 sets out the laws concerning permitted development for householders.

Class E

This provides permitted development rights within the area surrounding a house for :

- a) any building or enclosure, swimming or any other pool, required for a use incidental to the enjoyment of the dwelling house as such (this includes personal enjoyment of the occupants of the dwelling,) and for 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 proposed outbuilding is intended as a garden store to house garden maintenance equipment etc.

E1

- a) Development is not permitted if total area of ground covered by the proposed building within the curtilage (excluding the ground area of the original house) would exceed 50% of the total area of the curtilage.

The proposed outbuilding together with other outbuildings such as the garage covers less than 50% of the surrounding land.

- b) Any part of the building would be situated on land forward of a wall the principle elevation of the original dwelling.

The proposed outbuilding is set behind the original principle elevation.

- c) The building would have more than 1 storey.

The proposed building is single storey.

- d) The height of the building would exceed (i) 4.0m in the case of a building with a dual pitch roof is within 2m of the boundary.

The height of the building is 3.8m from highest ground level and 2.05m from boundary with neighbouring property.

- (ii) N/A

- e) The height of the eaves would exceed 2.5m.

The proposed eaves height is below 2.5m.

- f) The building would be situated within the curtilage of a listed building.

The Warren is not listed.

- g) includes a balcony or veranda

No balcony or veranda included

- h) relates to domestic or microwave antenna

No antenna included

- i) capacity of a container would exceed 3500 ltr.

Not a container

E2

Development is not permitted if any land within the curtilage of the dwelling house is within:

- a) a World Heritage Site
- b) A National Park
- c) An area of outstanding natural beauty
- d) OR the Broads

Non of these apply.

E3

Restricts buildings on Article 1(5) land

This does not apply.

With reference to E1(d)

The technical guidance, 'General Issues', confirms the height of a proposed building should be measured from ground level immediately adjacent to the proposed building.

Where the ground is not level then ground level is the highest part of the surface of ground level next to the proposed building.

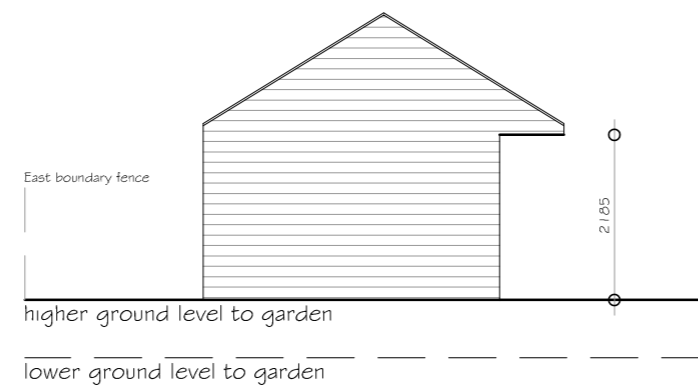
The height of the proposed outbuilding to The Warren is measured from the adjacent highest ground level to the North.

Conclusion

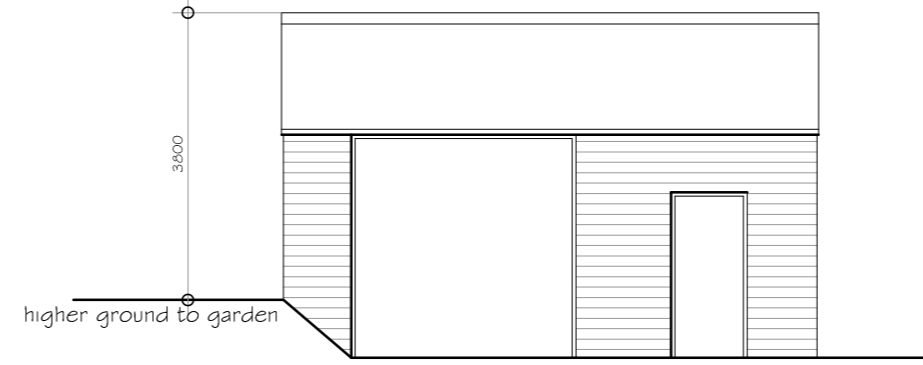
There is no restriction to proximity to other buildings but it should not be physically attached otherwise it would have to comply with the criteria within Class A.

This proposed outbuilding is not attached.

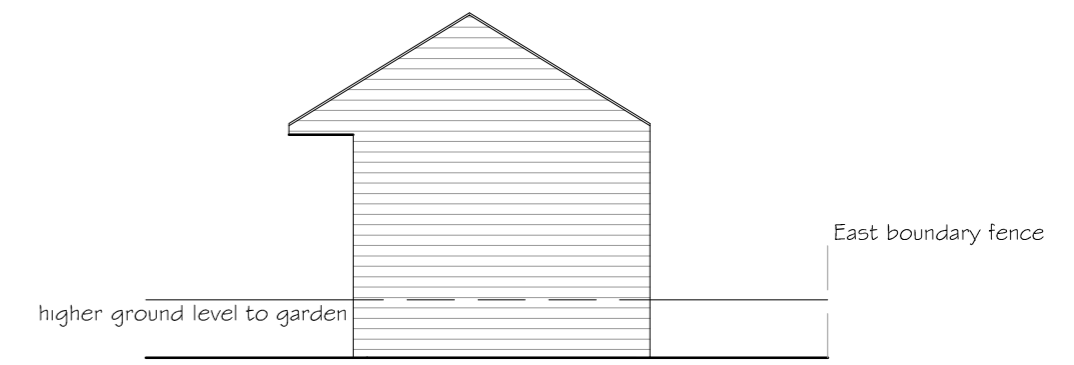
Therefore this proposed outbuilding is regarded as Permitted Development and can be built without the need for Planning Permission.



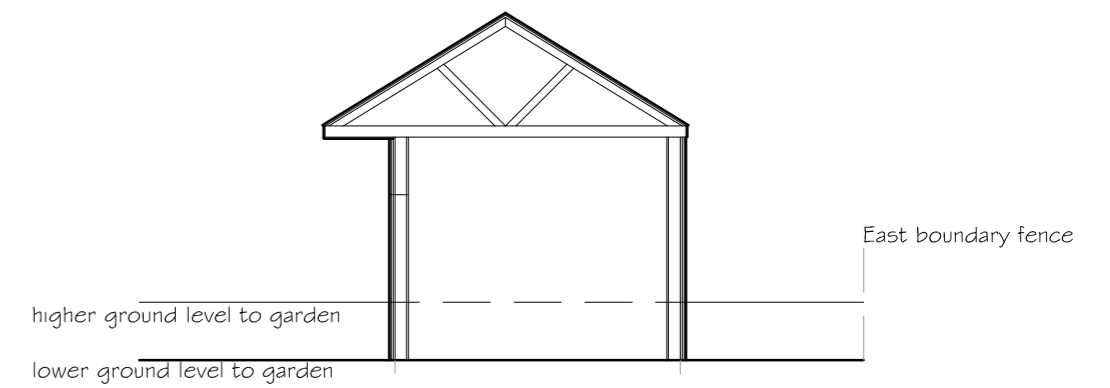
North Elevation



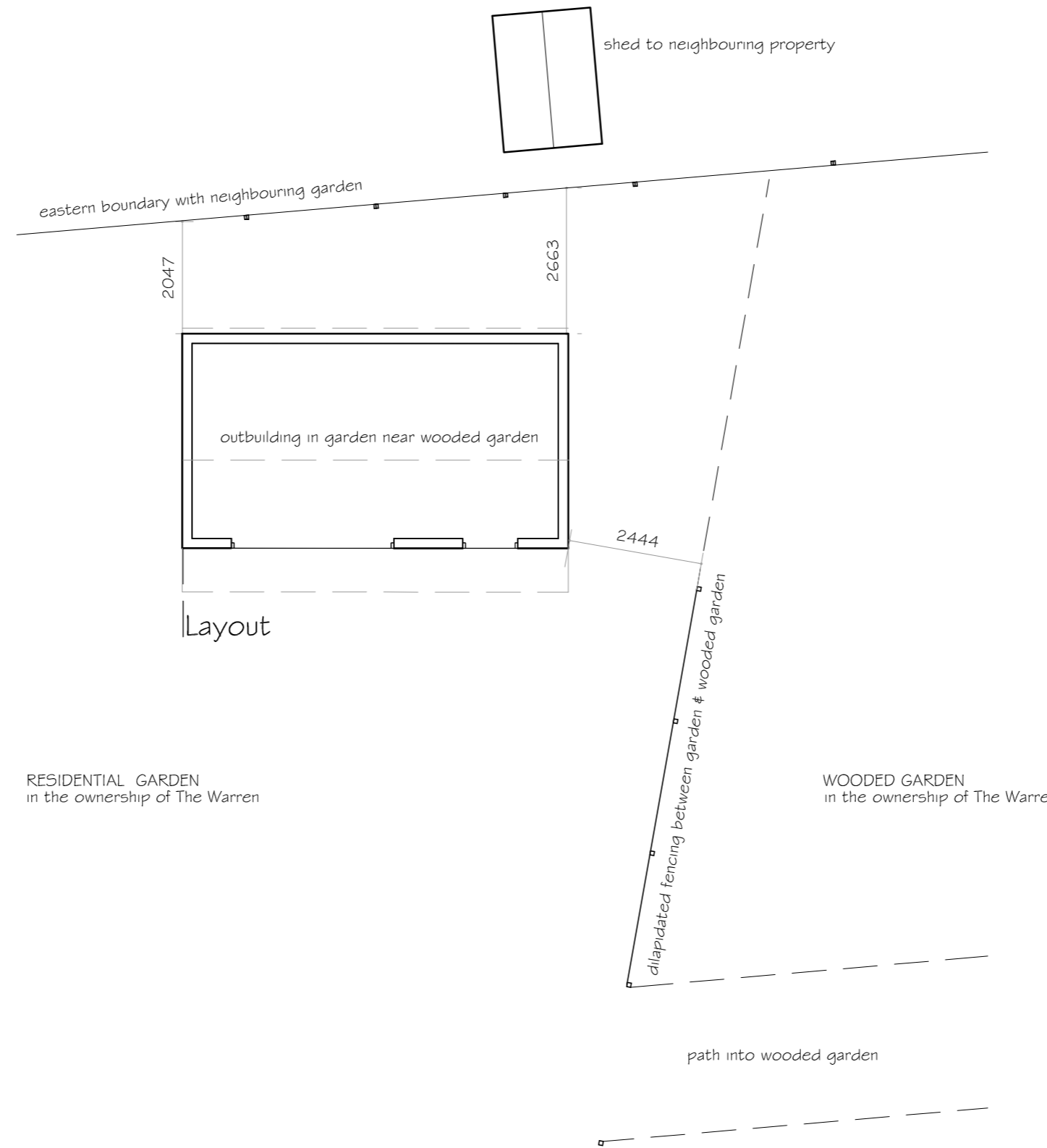
West Elevation



South Elevation



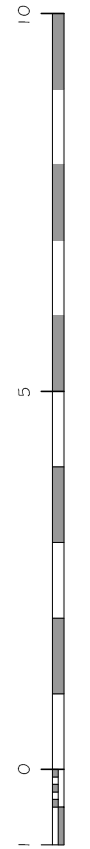
Basic Section



Layout

RESIDENTIAL GARDEN in the ownership of The Warren

WOODED GARDEN in the ownership of The Warren



Rev A Line of fencing confirmed following on site check dimensions 24 April 2017

Revision Date

PNA

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Job Title
THE WARREN
Carbone Hill
Northaw
Herts

Drawing Title
OUTBUILDING
Proposed Plan & Elevations

Date February 2017 Scale 1:100 @ A2

Job No 732 Drawing No PD10 A

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