

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 3.0m 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
lit.

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.

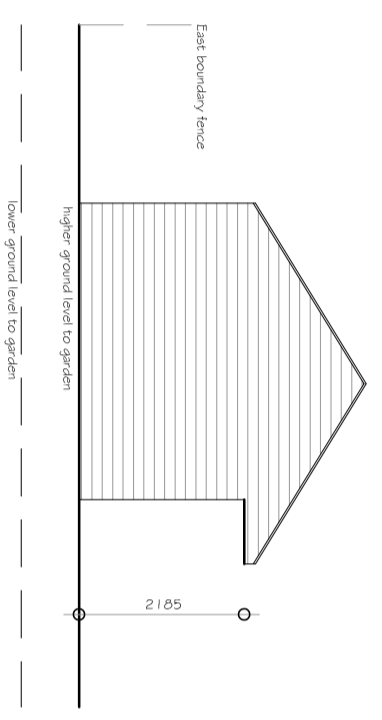
Where the ground is not level then ground level is the
highest part of the surface of ground level next to the
proposed building.

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

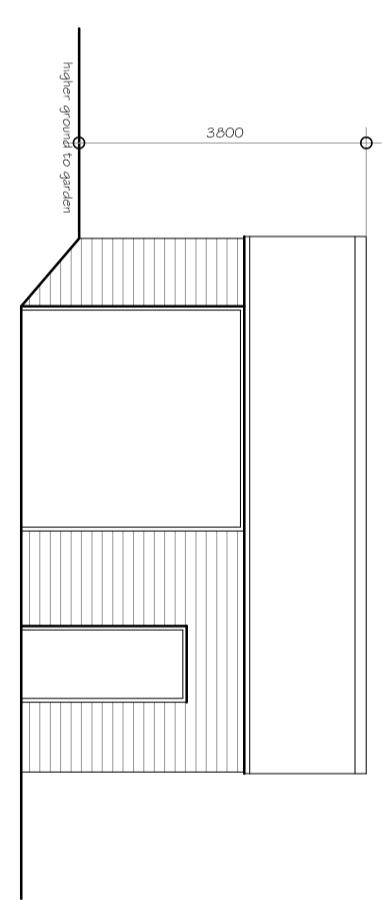
Conclusion
There is no restriction to proximity to other buildings
but it should not be physically attached otherwise it
would have to comply with the criteria within Class A.

This proposed outbuilding is not attached.

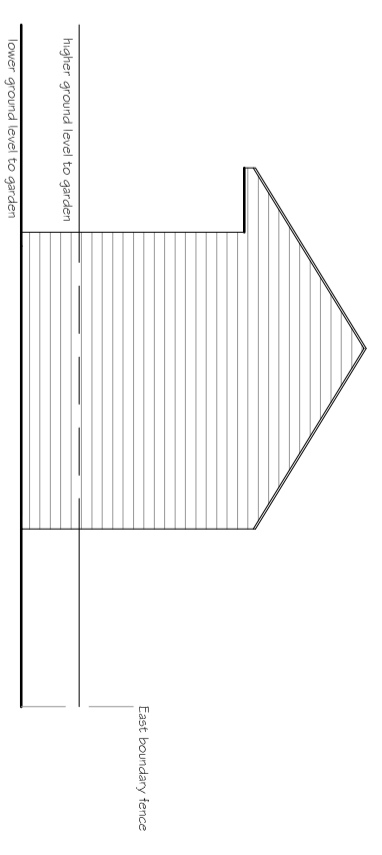
Therefore this proposed outbuilding is regarded as
Permitted Development and can be built without the
need for Planning Permission.



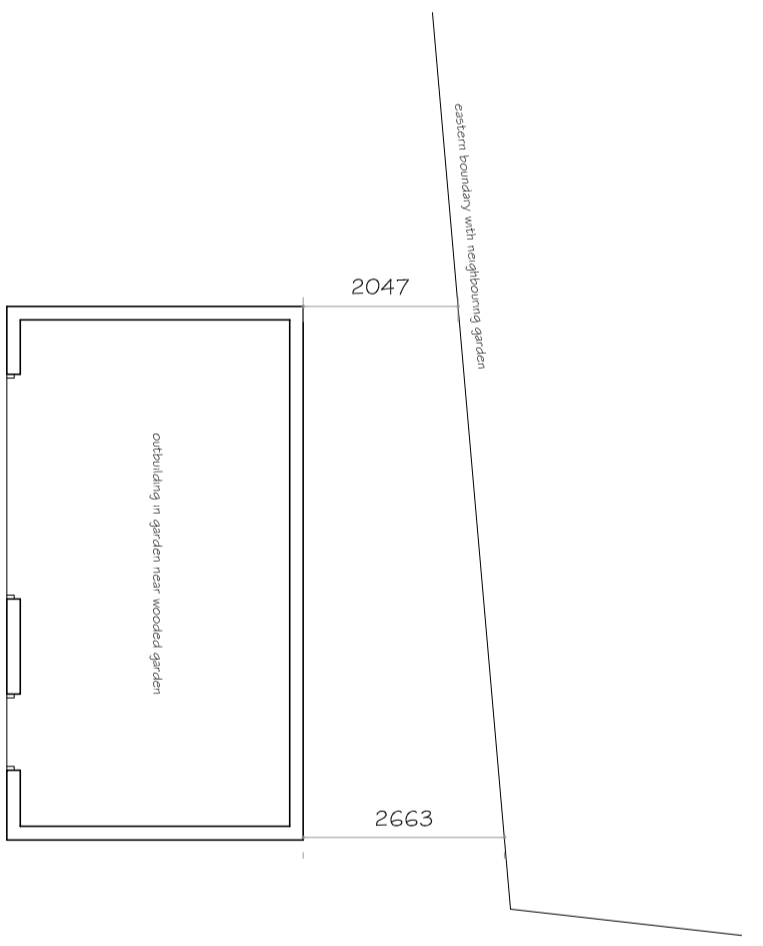
North Elevation



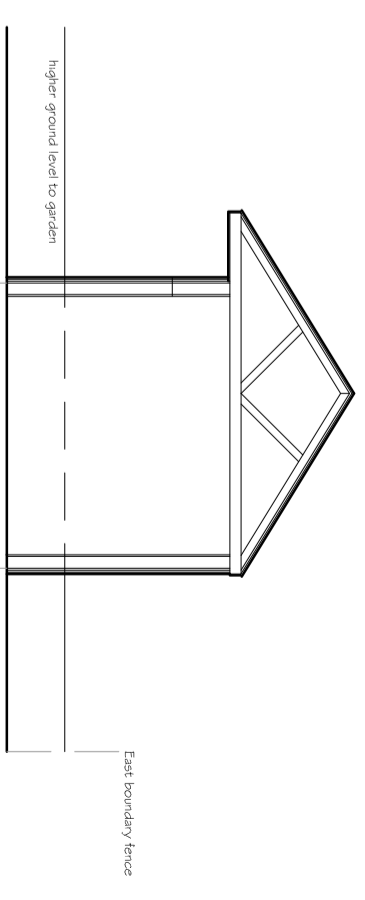
West Elevation



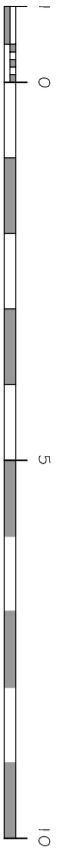
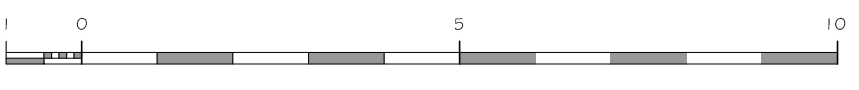
South Elevation



Layout



Basic Section



Revision Date

PNA

2 The Coach House, Comejbury Farm
Emmine Street, Buntingford, Herts, SG9 9KS
01763 271292 / 01707 276595
email : info@pna.eclipse.co.uk

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

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