

27 East Street

Supporting Statement

allPlanning

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1. Introduction

1.1 This statement has been produced to support a Certificate of Lawful Development application at:

27 East Street | Huntingdon | Cambridgeshire | PE29 1WE

1.2 The application detailed in this document is for:

Demolition of existing garage and erection of outbuilding

1.3 This document should be read in conjunction with the drawings (Wohobo) submitted with this application.

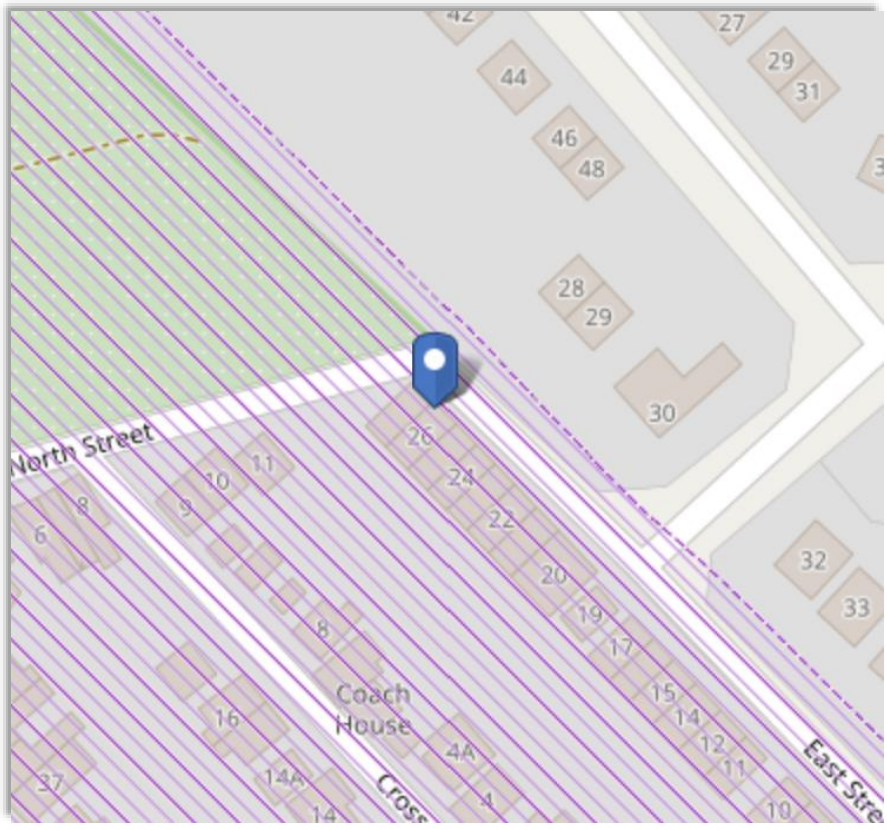


Figure 1:

Extract from Huntingtonshire Policies Map, showing the application site's location within the Huntingdon Conservation Area

2. Assessment against the GPDO

Schedule 2, Part 1, Class E

2.1 The proposed works consisting of the erection of an outbuilding are to be assessed against Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2.2 Class E permits buildings etc incidental to the enjoyment of a dwellinghouse. Compliance with the conditions and limitations of the Class is assessed below:

E.1 Development is not permitted by Class E if:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Comment: COMPLIES

(b) 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);

Comment: The area of the site curtilage not covered by buildings (minus the existing garage to be removed) is 248sqm. With the proposed outbuilding measuring 6.8sqm in area, ***97.5%*** *of the curtilage would remain unbuilt upon.*

(c) 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;

Comment: COMPLIES.

(d) the building would have more than a single storey;

Comment: The outbuilding would be single storey.

(e) the height of the building, enclosure or container would exceed—

(i) 4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case;

Comment: The proposed outbuilding would have a flat roof and be 2.43m at its highest point.

(f) the height of the eaves of the building would exceed 2.5 metres;

Comment: *COMPLIES.*

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;

Comment: *Not applicable.*

(h) it would include the construction or provision of a verandah, balcony or raised platform;

Comment: *COMPLIES.*

(i) it relates to a dwelling or a microwave antenna;

Comment: *Not applicable.*

(j) the capacity of the container would exceed 3,500 litres;

Comment: *Not applicable.*

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Comment: *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

Comment: *None of the above apply.*

E.3 ***In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.***

Comment: *Whilst the proposed outbuilding would be within the curtilage of a dwellinghouse on article 2(3) land (the Huntingdon Conservation Area), it would not be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.*

2.3 In conclusion, the relevant works comply with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. Conclusion

3.1 As has been demonstrated above, the proposed development would comply with the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.2 It is therefore respectfully requested that a Certificate be issued.



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