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Sent via Planning Portal

9th September 2024

Dear Sir/Madam,

**PRIOR APPROVAL: OUTBUILDING
COPLEY HOUSE FARM, EAST BIERLEY**

Please find enclosed an application for a Certificate of Lawfulness for a proposed outbuilding at Copley House Farm, East Bierley.

The proposed development has been designed in accordance with the permitted development guidance as follows: Schedule 2, Part 1, Class E – buildings incidental to the enjoyment of a dwellinghouse.

The Proposed Outbuilding

The Proposed Development comprises the erection of an outbuilding which is located within the curtilage of an existing dwelling.

The building will be for the enjoyment of the occupiers of Copley House Farm and used for storage. The application is submitted in conjunction with the following plans:

- Site Location Plan 001A
- Existing Site Plan 002
- Proposed Site Plan 005A
- Proposed Floor Plan 006
- Proposed Elevations 007A

The proposed development has been designed in accordance with the permitted development guidance and complies with Schedule 2, Part 1, Class E of the General Permitted Development Order 2015 (as amended). The following section sets out the requirements of Class E and how the proposed outbuilding responds:

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Johnson Mowat is registered in England and Wales 11141366

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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (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 by the proposed extension does not exceed 50% of the total area of the curtilage.

(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;

The outbuilding is not located on land forward of the principal elevation of Copley House Farm.

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

The proposed building is 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;

The building does not exceed 4 metres in height and is not within 2 metres from the boundary of the curtilage. Please refer to Proposed Site Plan 005A.

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

The height of the eaves measures 2.5 metres.

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

The building is not located within the curtilage of a listed building.

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

The proposal does not include the construction of verandah, balcony or raised platform.

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

The proposal seeks Prior Approval for a building that is incidental to an existing house only. It does not include a microwave antenna.

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

The proposal does not include a container with a capacity greater than 3,500 litres.

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

The dwellinghouse was not built under Part 20 of this Schedule.

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,

The application site is not in any of the locations listed above.

Summary

We trust that the information provided in this letter and accompanying plans suitably demonstrates that the proposed under Class E is acceptable. We look forward to receiving your written confirmation.

We trust you have everything required to process the Prior Approval application, please feel free to contact me if you require any further information.

Yours faithfully,

Saura Beattie

Saura Beattie
Principal Planner