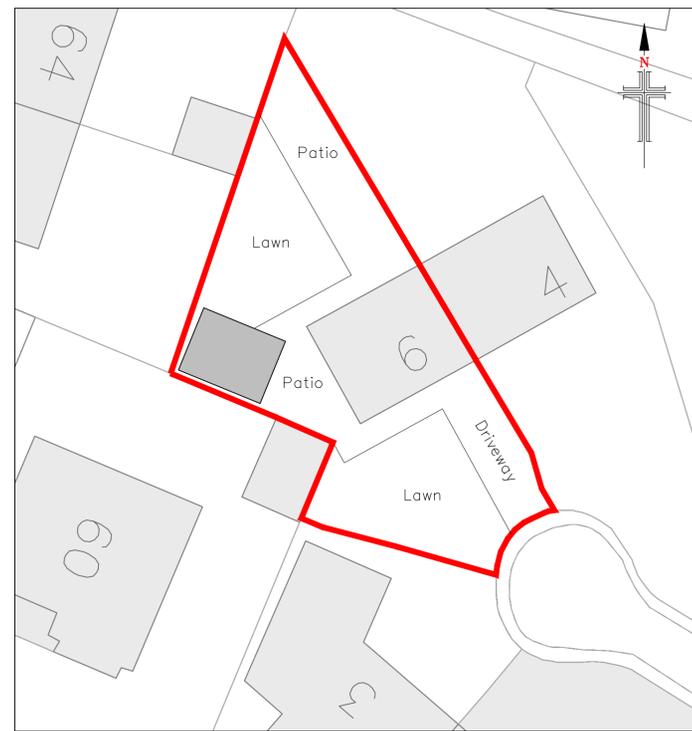


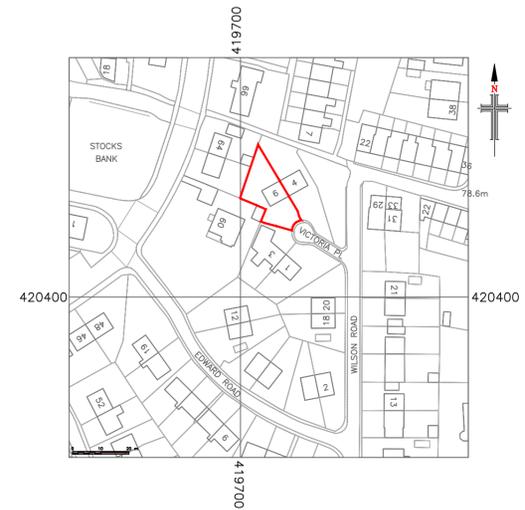
Existing Site Layout

Scale 1:200



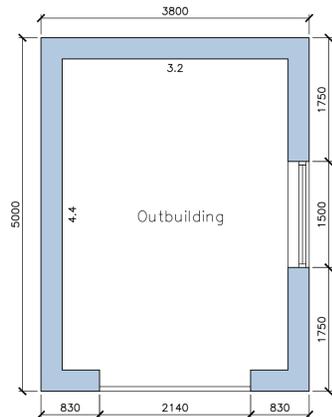
Proposed Site Layout

Scale 1:200



Location Plan

Scale 1:1250

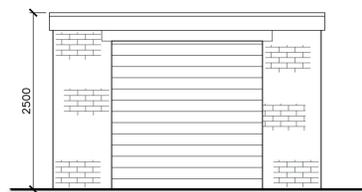


Proposed Outbuilding Floor Plan

Scale 1:50

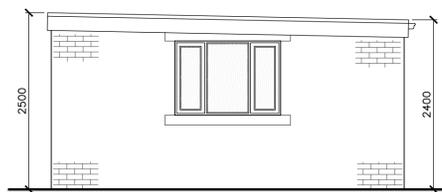
PROPOSED MATERIALS (ALL TO MATCH EXISTING DWELLING)

- WALLS - BRICK & RENDER
- ROOF - EPDM
- DOORS - ALUMINIUM
- WINDOWS - PVCu
- RAINWATER GOODS - BLACK PVCu
- FASCIA & SOFFITS - BLACK PVCu



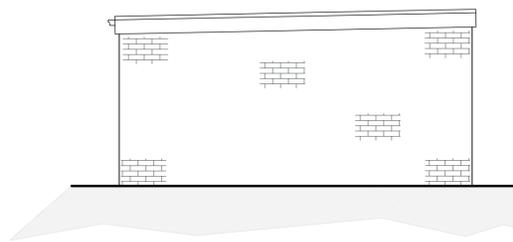
Proposed South East Facing Front Elevation

Scale 1:50



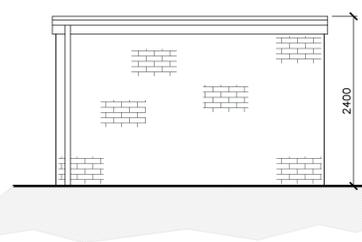
Proposed North East Facing Side Elevation

Scale 1:50



Proposed South West Facing Side Elevation

Scale 1:50



Proposed North West Facing Rear Elevation

Scale 1:50

NOTES

1. No dimensions to be scaled. IF IN DOUBT ASK.
2. All dimensions must be checked and verified on site by the Contractor prior to the commencement of works and Hincliffe Architecture & Design Ltd. to be notified of any discrepancies.
3. The copyright of these drawings remains the property of Hincliffe Architecture & Design Ltd. They must not be reproduced in any way without prior written consent from the originator (Hincliffe Architecture & Design Ltd.)

Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met. The rules governing outbuildings apply to *sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house. This includes a container used for domestic heating oil or petroleum gas.

This guide offers a step-by-step walk-through of those limits and conditions.

1. On designated land, outbuildings to the side of the house are not permitted development.
2. Outbuildings are not permitted development within the grounds of a listed building.
3. In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development.
4. Outbuildings are not permitted development forward of the principal elevation of the original house. The term original house means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date).
5. Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit.
6. To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.
7. Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.
8. If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.
9. Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm.
10. Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development.

THE PROPOSED OUTBUILDING IS DESIGNED AND POSITIONED TO COMPLY WITH ALL CRITERIA FOR PERMITTED DEVELOPMENT RIGHTS.

Rev.	Date	Description
C	20.02.25	ORIENTATION AMENDED.
B	10.02.25	DOOR OPENING INCREASED
A	11.02.25	FIRST ISSUE

Status
LAWFUL DEVELOPMENT

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Drawing Title
PROPOSED OUTBUILDING
LAYOUT, ELEVATIONS &
SITE PLAN

Scale (at A1)	Date
AS SHOWN	FEB' 2025

Drg. no.	Rev.
292-25-PL01	C