

ARCHITECTURE | PLANNING | DESIGN

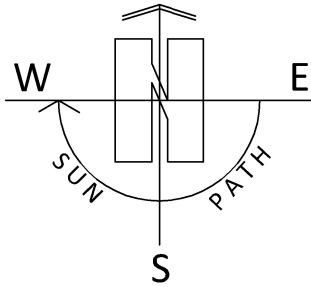
Malkin Farm
 Brow Lane
 Holmfirth
 HD9 2RJ
 07946872499
 paul@paulmatthewsarchitectural.co.uk
 www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 – Company Registered in England and Wales

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of works and architect to be notified of any discrepancies.

The copyright for these drawings remains the property of Paul MatthewsArchitectural Ltd. They must not be reproduced in any way without prior written consent from the originator (Paul MatthewsArchitecturalLtd).



Project
 Erection of Ancillary Outbuilding (Garage) at 16
 Butterley Lane, New Mill, Holmfirth HD9 7EZ
 Client

Mr & Mrs P Hissett

Drawing Title/Issue

Proposed Block Plan

scale	date	sheet size	dwg. no.
1:500	01/2025	A4	24/1111/05

Outbuilding (Class E)

Building etc incidental to the enjoyment of a dwellinghouse – Class E Permitted Development
 E The provision within the curtilage of the dwellinghouses of—
 (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or for 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.
 E The certificate of lawful development for the detachable room in the rear is permitted development subject to complying with the relevant criteria below. Development not permitted.
 E.1 Development is not permitted by Class E—

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, H, M, N, F, P4 or Q of Part 3 of this Schedule (changes of use);

Comment: The property was not granted permission by any of the above.

a) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouses) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouses);

Comment: The accumulative total area of the single storey side extension and outbuilding collectively would not exceed 50% of the total area of the curtilage of the original dwellinghouse as demonstrated on this drawing sheet.

a) any part of the building, enclosure, pool or container could be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

Comment: The outbuilding is not located beyond the principal elevation line of the original dwellinghouse and therefore does satisfy the requirement.

b) the building would have more than one storey;

Comment: The outbuilding would be single-storey.

a) the height of the building, enclosure or container would exceed (i) 4 metres in the case of a building with a gabled 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 includes flat roof and would be within 2 metres of the boundary. The eaves do not exceed 2.5m in height the proposed garage is therefore within the size parameters of this requirement.

d) the height of the eaves of the building would exceed 2.5 metres;

Comment: The height of the eaves of the development would not exceed 2.5m. The development therefore does satisfy this requirement.

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

Comment: The building would not be within the curtilage of a listed building.

f) it would include the construction or provision of a veranda, balcony or raised platform;

Comment: The garage will not include or provision the construction of a veranda, balcony or raised platform.

g) it relates to a dwelling or microwave antenna; or
 N/A.
 h) the capacity of the container would exceed 3,500 litres.
 N/A.

Comment: The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

E.1 In the case of any land within the curtilage of the dwelling which is within (a) an area of outstanding natural beauty, (b) the Broads, (c) a National Park, or (d) a World Heritage Site,

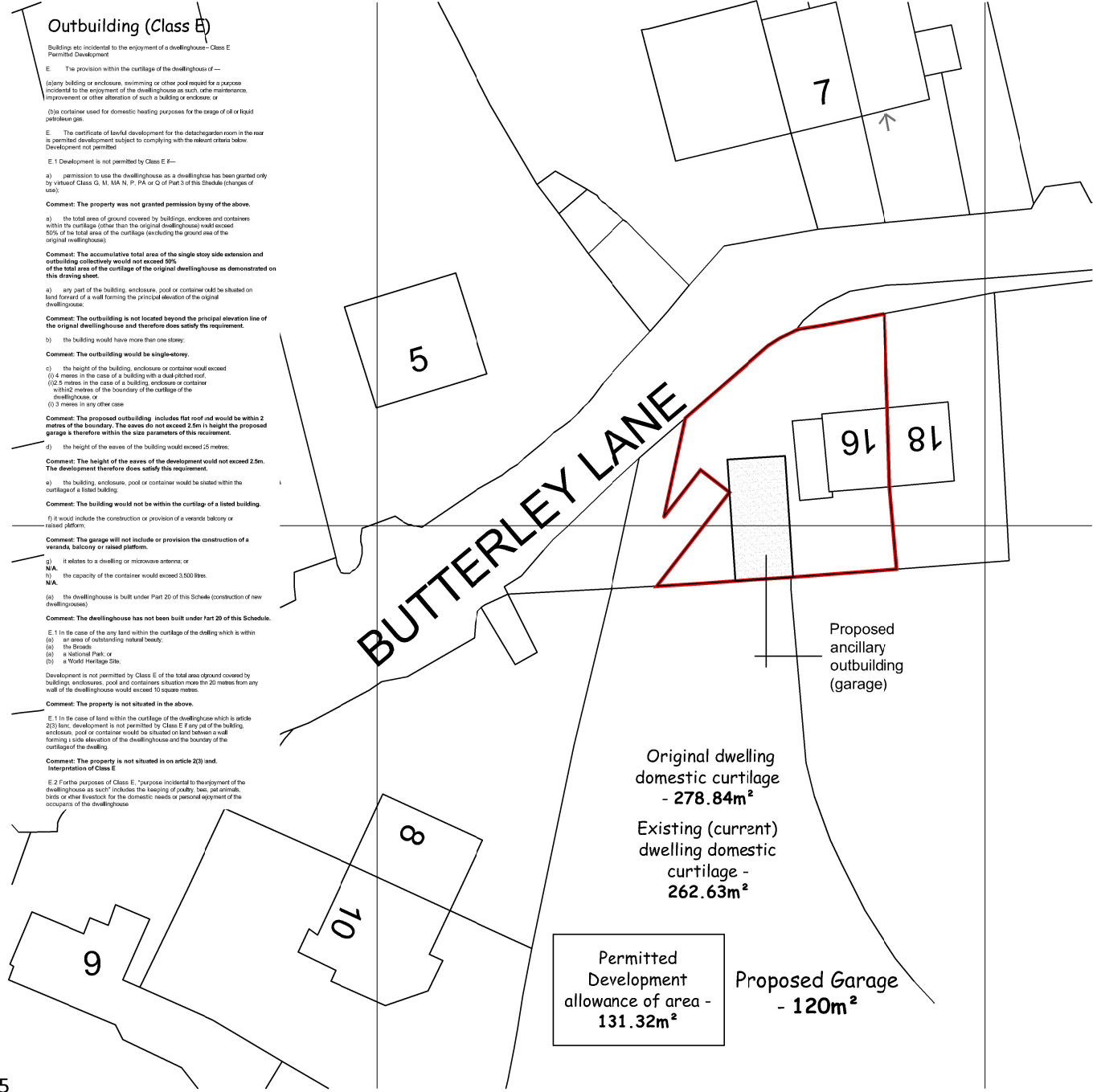
Development is not permitted by Class E of the total area of ground covered by buildings, enclosures, pool and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

Comment: The property is not situated in the above.

E.1 In the case of land within the curtilage of the dwellinghouse which is article 2(5) 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 dwelling.

Comment: The property is not situated in on article 2(5) land. Interpretation of Class E

E.2 For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse



Original dwelling domestic curtilage - 278.84m²

Existing (current) dwelling domestic curtilage - 262.63m²

Permitted Development allowance of area - 131.32m²

Proposed Garage - 120m²

Proposed ancillary outbuilding (garage)

