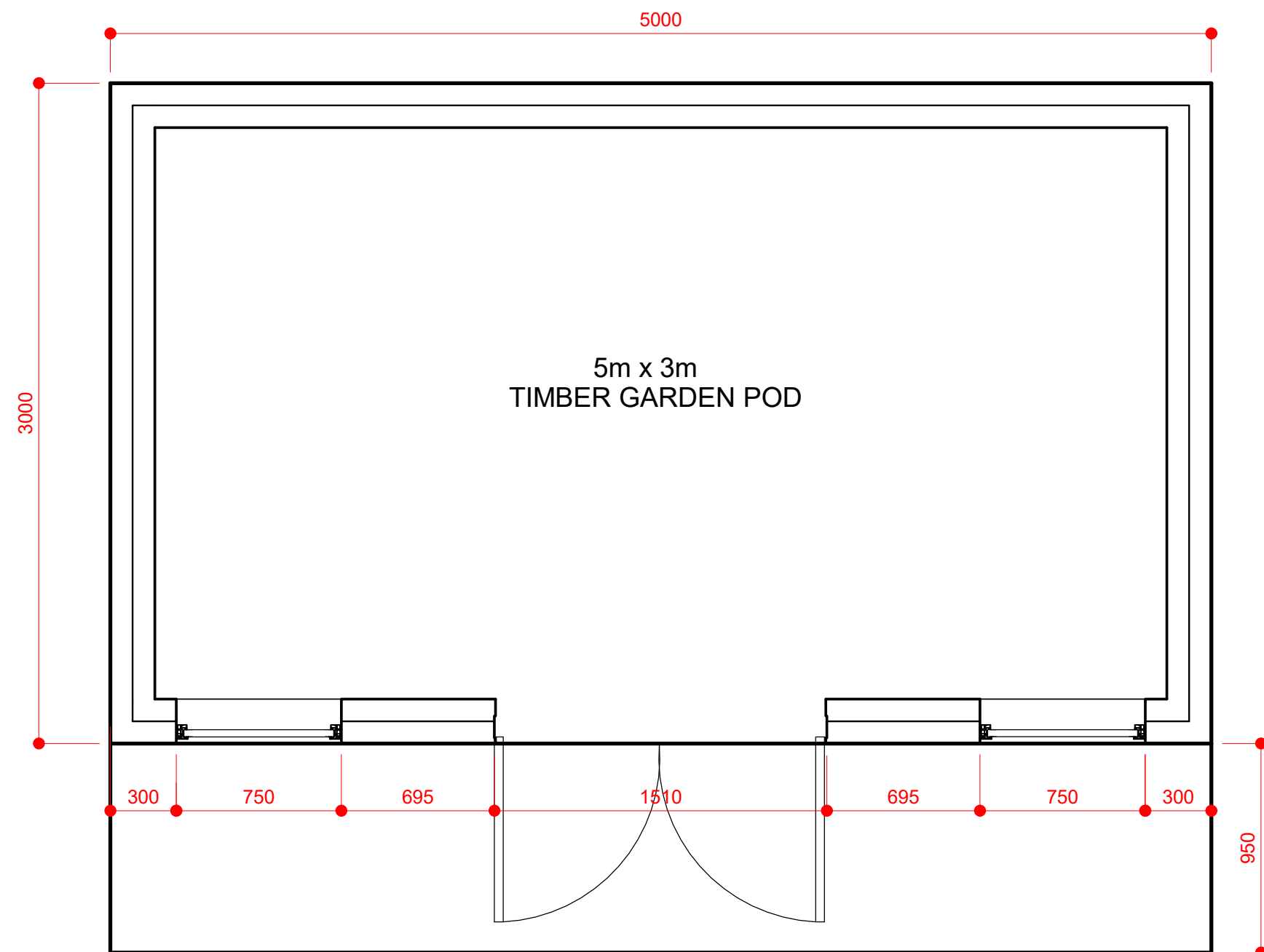
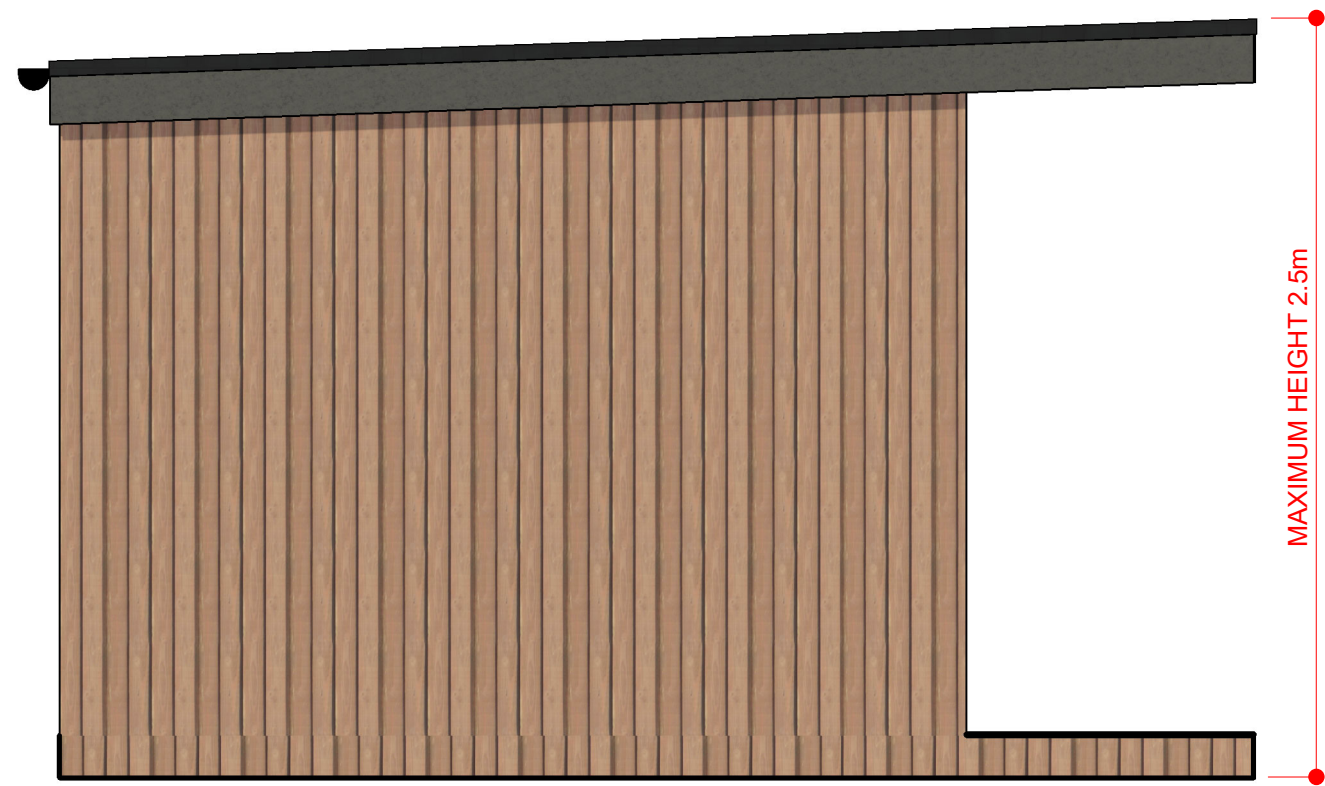
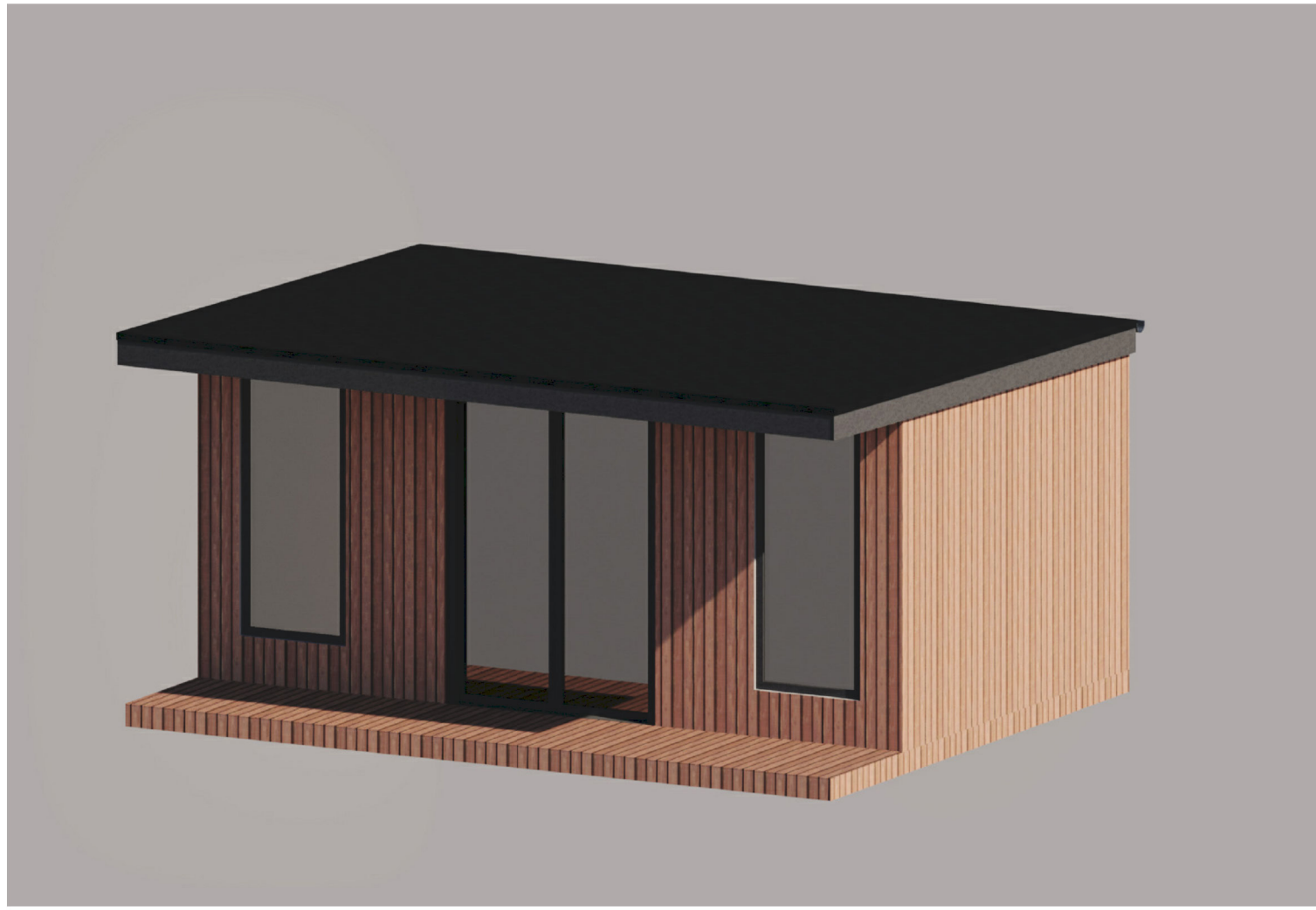




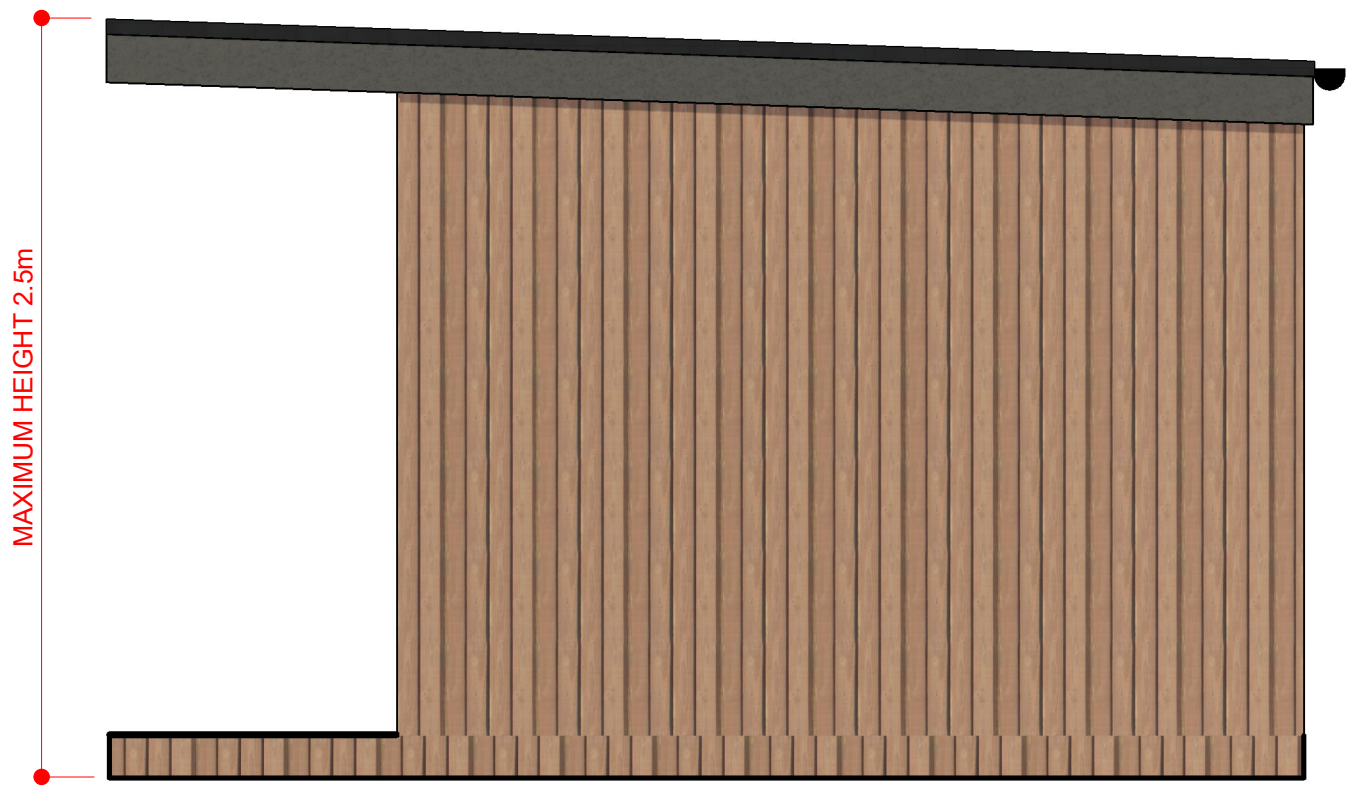
FLOOR PLAN
1 : 25



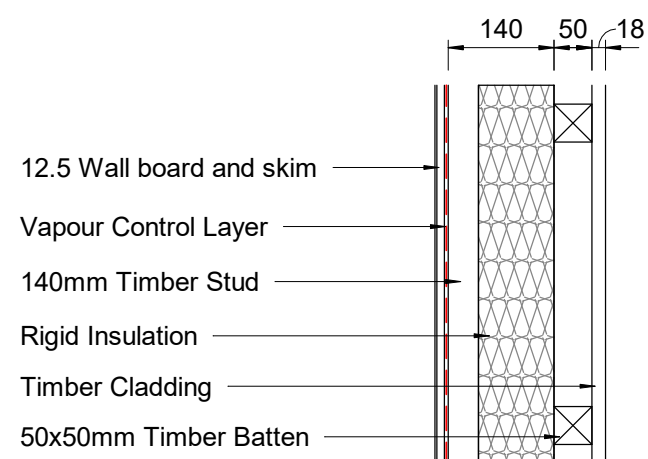
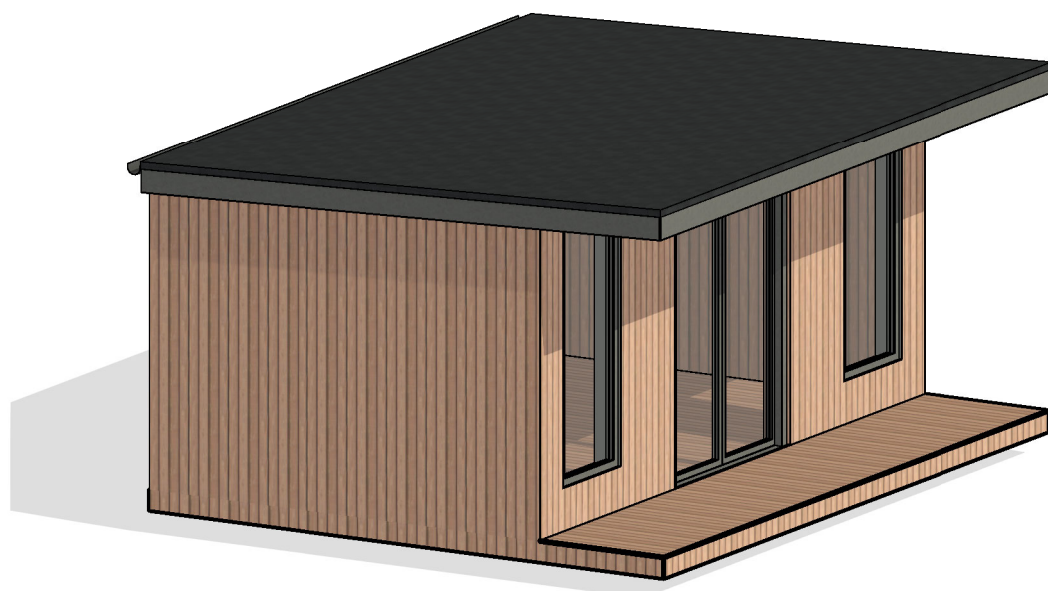
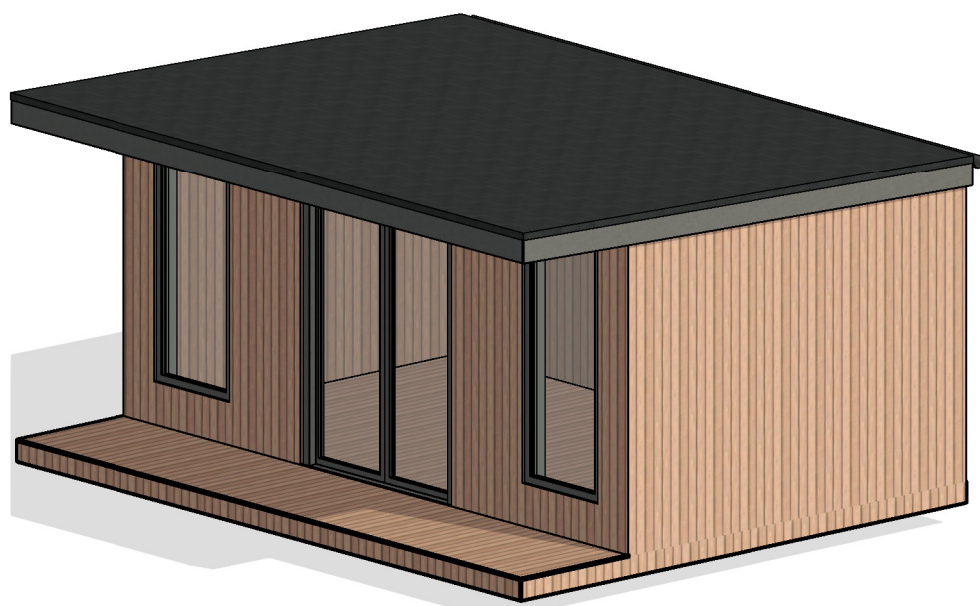
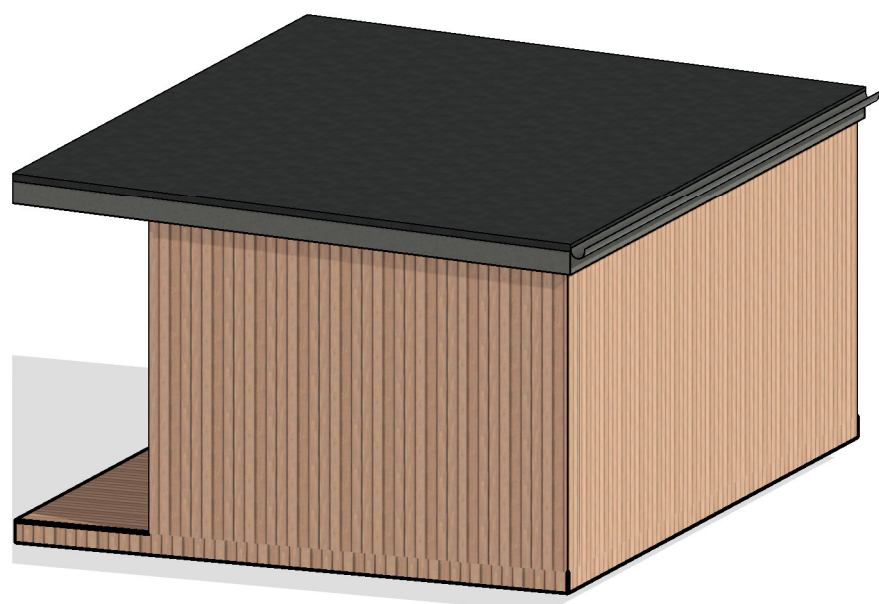
NORTH EAST FACING ELEVATION
1 : 25



NORTH WEST FACING ELEVATION
1 : 25



SOUTH WEST FACING ELEVATION
1 : 25



WALL BUILD-UP
1 : 10

DO NOT SCALE FROM THIS DRAWING

PERMITTED DEVELOPMENT

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height).
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings any outbuilding will require planning permission.

*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). Although you may not have built an extension to the house, a previous owner may have done so.

*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Please note: The permitted development allowances described here apply to houses and not to:

- Flats and maisonettes
- Converted houses or houses created through the permitted development rights to change use
- Other buildings
- Areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.

NOTE: THE CLIENT REMAINS RESPONSIBLE FOR ENSURING THE INSTALLATION OF THE GARDEN POD FALLS UNDER PERMITTED DEVELOPMENT RIGHTS FOR THE SITE ADDRESS.

Rev	Date	Description	Drm/Chkd/Appd.
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Revisions

	Client Mr & Mrs G & C Osborne
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Project Title
4 CROSS HEIGHTS
CROSS LANE
SCHOLES
HOLMFIRTH
HD9 1SL

Drawing Title
PROPOSED GARDEN
OUTBUILDING FLOOR PLAN
& ELEVATIONS

Scale @ A1 As indicated	Purpose of Issue PLANNING
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Drawn JH	Checked JH	Approved JH
Drawn Date JULY 2026	Checked Date JULY 2026	Approved Date JULY 2026

Drawing Number. 368-26-PL03	Rev
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