



Planning Statement

Applicant:

Mr I Borisov

Site Address:

257 Hollyhedge Road
Manchester
M22 4QD

Proposal:

Certificate of Proposed Lawful
Development for Erection of
Outbuilding

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1.0 Introduction

1.1 RBA Town Planning has been instructed by the Applicant to prepare and submit a Certificate of Lawful Proposed Development Application for the erection of an Outbuilding at 257 Hollyhedge Road, Manchester under Class E of the General Permitted Development Order.

1.2 This Statement sets out the provisions of the General Permitted Development Order, Schedule 2, Part 1, Class E – buildings etc incidental to the enjoyment of a dwellinghouse. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the planning appeal.

2.0 Assessment

The following is an assessment of the GPDO Criteria set out under Schedule 2 Part 1 Class E;

Permitted Development

E. The provision within the curtilage of the dwellinghouse of—

- a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Development not permitted

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 or Q of Part 3 of this Schedule (changes of use);

The dwelling was not granted by virtue of the above classes

- 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);

Total area of ground covered by buildings: 29.5sqm

Total area of curtilage excluding original house: 236sqm

Percentage of ground covered: 12.5%

- 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 proposed outbuilding is sited to the side of the dwelling. No part of the building is sited forward of the principal elevation.

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

The 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
 - iii. boundary of the curtilage of the dwellinghouse, or 3 metres in any other case;

The overall height of the proposed building at highest ground level is 2.5m

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

The eaves height does not exceed 2.5m

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

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

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

No verandah, balcony or raised platform is proposed.

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

It does not relate to a microwave antenna

- j) the capacity of the container would exceed 3,500 litres.

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.

The development is not located within any of the above.

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.

The land is not article 2(3)

3.0 Conclusion

3.1 It is our contention that the proposed development is in accordance with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E - buildings etc incidental to the enjoyment of a dwellinghouse.

It is with respect that the Applicant asks the Authority to conclude the same and grant a certificate of proposed lawful development.