W. SUTCLIFFE
[illegible]

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MOORLANDS HOUSE
STOCKWELL STREET
LEEK, STAFFS. ST13 6HQ
DX 16361 LEEK
Telephone LEEK (0538) 399181
Facsimile LEEK (0538) 387813

Our Ref. AK/DMG/91-0513

Your Ref.

Date. 17th July, 1991

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[illegible]
[illegible]

Dear Sir,

The erection of a private garage
on land adjoining
44, Clough Lane, Werrington

I refer to the above matter and your planning application, recently submitted to this authority, concerning it.

Following receipt of the further details I recently requested from Main Brothers, your agents, I am able to inform you that your proposal is permitted development as defined by Class E of Part 1 to schedule 2 of the Town and Country General Development Order 1988. For your information I enclose a copy of that section.

I have arranged for the submitted planning fee of £46 to be refunded to you.

Yours faithfully,

D. A. JAGGER
Assistant Chief Planning Officer

1991 Year of Sport™

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;

(c) it would increase the cubic content of the dwellinghouse by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case;

(d) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse–

(i) in the case of a terrace house by more than 50 cubic metres or 10%, whichever is the greater,

(ii) in any other case, by more than 70 cubic metres or 15%, whichever is the greater, or

(iii) in any case, by more than 115 cubic metres; or

(e) the dwellinghouse is on article 1(5) land.

ted pment

C. Any other alteration to the roof of a dwellinghouse.

Develop-ment not permitted

C.1 Development is not permitted by Class C if it would result in a material alteration to the shape of the dwellinghouse.

Class D

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Develop-ment not permitted

D.1 Development is not permitted by Class D if–

(a) the ground area (measured externally) of the structure would exceed 3 square metres;

(b) any part of the structure would be more than 3 metres above ground level; or

(c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class E

Permitted development

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

Develop-ment not permitted

E.1 Development is not permitted by Class E if–

(a) it relates to a dwelling or a satellite antenna;

(b) any part of the building or enclosure to be constructed or provided would be nearer to any highway which bounds the curtilage than–

(i) the part of the original dwellinghouse nearest to that highway, or

(ii) 20 metres,

whichever is nearer to the highway;

(c) where the building to be constructed or provided would have a cubic content greater than 10 cubic metres, any part of it would be within 5 metres of any part of the dwellinghouse;

(d) the height of that building or enclosure would exceed–

(i) 4 metres, in the case of a building with a ridged roof; or

(ii) 3 metres, in any other case;

(e) the total area of ground covered by buildings or enclosures 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); or

(f) in the case of any article 1(5) land or land within the curtilage of a listed building, it would consist of the provision, alteration or improvement of a building with a cubic content greater than 10 cubic metres.

Interpreta-tion of Class E

E.2 For the purposes of Class E "purpose incidental to the enjoyment of the dwellinghouse" 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.

as such