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ADDED VALUE ARCHITECTURE

Permitted Development Compliance Report

Project:	19 Sawyer Drive, Biddulph, ST8 6SU
Ref:	190309/PDC/001
Date:	April 19
Revision:	N/A
Author:	Karen Harper

Proposal

The applicants wish to exercise their permitted development rights to achieve a Class E outbuilding in their garden.

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Compliance with the permitted development rules is demonstrated below:

Class 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; or*

b) *a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.*

E.1 The development would comply with the provision of Class E because:

(a) permission to use the dwellinghouse as a dwellinghouse has not *been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);*

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not *exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*

(c) no *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;*

(d) the building would not *have more than a single storey;*

(e) the height of the building, enclosure or container would not *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 boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case;

(f) the height of the eaves of the building would not *exceed 2.5 metres;*

(g) the building, enclosure, pool or container would not *be situated within the curtilage of a listed building;*

(h) it would not *include the construction or provision of a verandah, balcony or raised platform;*

(i) it does not *relate to a dwelling or a microwave antenna; or*

(j) the capacity of the container would not *exceed 3,500 litres.*

E.2. The land within the curtilage of the dwellinghouse is not within—

(a) an area of outstanding natural beauty;

(b) the Broads;

(c) a National Park; or

(d) a World Heritage Site,

Therefore, additional restrictions do not apply.

E.3 The curtilage of the dwellinghouse is not within article 2(3) land.

Therefore, additional restrictions do not apply.

E.4. The development is for a *"purpose incidental to the enjoyment of the dwellinghouse as such"*