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The application for proposed use Lawful Development Certificate relates to an annexe at 14 Grosvenor Road Bassaleg.

Description

The proposal is to create an annexe in the existing garden at 14 Grosvenor Road. The garden is and always was tiered and the proposal will take place on the tier furthest from the parent property.

The building has dimensions of height 2.5m, length 4.0m, width 4.0m.

The maximum height measured from a ground level is 2.85m

The area is 16 sq meters.

There is no fencing installed at the boundaries and the area where the annexe is to be located has existing fencing.

This development complies in all respects with the details set out in Section E of permitted development which reads;

Permitted development E. *The provision within the curtilage of the dwellinghouse of—*

(a) any building or enclosure, raised platform, 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, enclosure, platform or pool; or

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

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

(a) the total area of ground covered by buildings, enclosures, raised platforms, pools 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);

(b) any part of the building, enclosure, raised platform, pool or container would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;

(c) any part of the building, enclosure, raised platform, pool or container would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—

(i) the wall comprised in that side elevation which is nearest to the highway;

or

(ii) any point 5 metres from the highway; whichever is the nearer to the highway;

(d) the building would have more than one storey;

(e) the height of any part of the building, enclosure or container, measured from the surface of the ground immediately adjacent to that part, would exceed—

(i) 4 metres in the case of a building having a roof with more than one pitch;

(ii) 3 metres in any other case;

(f) any part of the building, enclosure or container would be—

(i) within 2 metres of the boundary of the curtilage of the dwellinghouse; and

(ii) exceed 2.5 metres in height above the surface of the ground immediately adjacent to it;

(g) the height of the eaves of the building, measured at any point along their length, would exceed 2.5 metres;

(h) any part of the building, enclosure, pool or container would —

(i) be situated within 2 metres of the dwellinghouse; and

(ii) exceed 1.5 metres in height above the surface of the ground immediately adjacent to it;

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

(j) it would include the construction or provision of a veranda, balcony or raised platform of which any part is more than 30 centimetres above the surface of the ground directly below it;

(k) it would include the enlargement, improvement or other alteration of any part of a dwellinghouse;

(l) it would include the installation, alteration or replacement of a microwave antenna; or

(m) the capacity of the container would exceed 3,500 litres.

E.2 In the case of any land within the curtilage of the dwellinghouse which is on article 1(5) land or within a World Heritage Site, development is not permitted by Class E if—

(a) 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;

(b) any part of the building, enclosure, pool or container would be situated on land between a wall comprised in a side elevation of the existing dwellinghouse and the section of the boundary of the curtilage of the dwellinghouse which faces that wall.

Interpretation of Class E

E.3 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.

E.4 For the purposes of paragraphs E.1(b) and E.1(c), a part of a building, enclosure, pool or container is to be determined to extend beyond a wall referred to in those paragraphs if it would be in front of—

(a) in the case of a wall referred to in paragraph E.1(b)—

(i) that wall in its original form; or

(ii) that wall as it would exist if its original form were to have been extended, continuing the line of the wall, from each of its side edges to the boundary of the present curtilage of the dwellinghouse; or

(b) in the case of a wall referred to in paragraph E.1 (c)—

(i) that wall as it exists; or

(ii) that wall as it would exist if it were to be extended, continuing the line of the wall, from each of its side edges to the boundary of the curtilage of the dwellinghouse.

E.5 In determining the height of the eaves for the purposes of paragraph E.1(g)—

(a) the determination is to be made by reference to the point where the external walls or other structure supporting the roof meet, or would meet if projected upwards, the lowest point of the upper surface of the roof; but

(b) no account is to be taken of any parapet wall or any part of the roof slope which overhangs the external walls or other structure supporting the roof.

Conclusion

Illustrated below the particulars are shown to be compliant with the permitted development criteria in all respects, that are relevant to the building concerned.

The area covered by buildings is less than 50% of the total area;

268 area of site 81 total area of buildings after construction of annexe.

No part of the flat roof building is above 3m.

No part of the eaves is above 2.5m measured from ground level adjacent to the building. The reference point to the measured dimension will be as E5. (a)

The building is not more than 2.5 meters high when measured at 2.0m from any boundary.

There are small areas where the building does impinge on the 2.0m area but the height when measured from the original ground level is 2.2
The building is set wholly behind the primary elevation.
No part of building is within 2m of the dwellinghouse.

The building does not have a patio, veranda or balcony raised 300mm above adjacent ground level.

The use is as a 'garden room', consequential to the parent building. Which is;
"(a) purpose incidental to the enjoyment of the dwellinghouse"

It is not on article (1) 5 land or a World Heritage Site.

These details are confirmed in the drawings that form part of this application,
SD1078 01 Block Plan
SD1078 02 Sections
SD1078 03 Layouts and elevations

There are ecological enhancements made to the parent property namely bird and bat boxes

Should the LPA need further confirmation please contact Skerryvore Designs at anytime

I therefore respectfully ask that the Local Planning Authority issue a Lawful Development Certificate in relation to the proposed use, contained within this application.



Figure 1. view to house from terrace



Figure 2. Look at rear fence(nb not the boundary.)



Figure 3. Middle Terrace

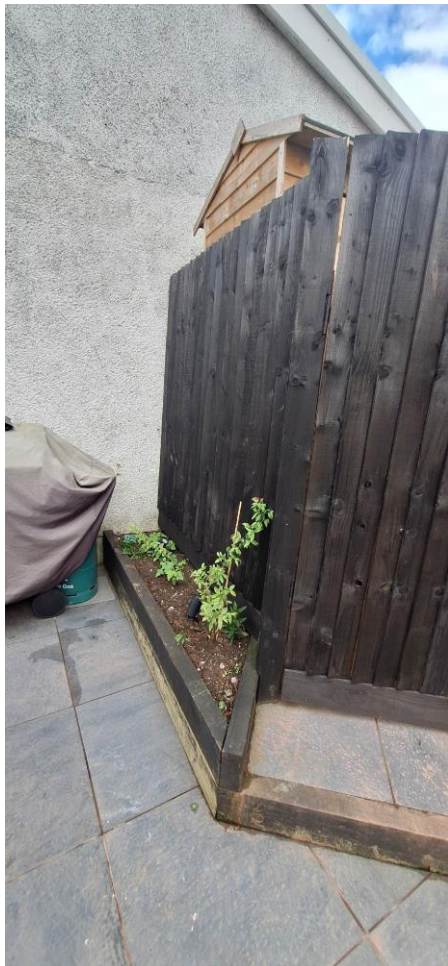


Figure 4. fence at left Hand neighbours boundary Middle tier