

S14/1921/FULL

Additional Information

Proposal

Erection of Outbuildings and terracing of Garden

Correction to Committee Report

Paragraph 4.1

The dimensions of the outbuilding are 3.3 metres in height at its highest point and is 7.3 metres in length with a width of 3.2 metres, as indicated on the submitted elevation plan received 01-04-2015.

The greenhouse is 2.9 metres in height and 3.05 metres in length.

For an outbuilding to be considered permitted development the height of the building, enclosure or container must not exceed 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse.

Therefore the outbuildings cannot be considered as permitted development due to the height exceeding 2.5 metres.

The bird cage is attached to the proposed outbuilding and is 2.5 metres in height and 2.6 metres in length, although this falls within the category of permitted development, the outbuilding at present is unauthorised and therefore any further additions to this building require planning permission in their own right.

Verandas, balconies and raised platforms are not permitted development under Class E, a raised platform is defined as any platform that has a height of more than 300 millimetres, therefore the terracing by exceeding 300mm requires planning consent.

In addition it should be noted when the application was first submitted the works were on land within the residential curtilage of Brook Place and not the application site, therefore permitted development rights were not available due to the land being outside the residential curtilage of the host dwelling.

Paragraph 9.4

This paragraph is no longer relevant in this instance, any potential noise issues from the outbuildings will be dealt with by environmental protection, should the buildings at any time be used for purposes other than indicated within the submitted planning application then a separate planning application would be sought and determined on its own merits.

Changes to Recommendation

No changes to the recommendation contained in the main report and no additional conditions added.