

Planning Statement

Certificate of Lawfulness for Proposed Development (Section 192)

Proposed Development: Construction of a detached outbuilding to provide a domestic gym and garage.

Site Address:

44 Park Avenue
Markfield
Leicestershire
LE67 9WA

1. Introduction

This Planning Statement has been prepared in support of an application for a Certificate of Lawfulness for Proposed Development under Section 192 of the Town and Country Planning Act 1990 (as amended).

The application relates to the proposed erection of a detached outbuilding within the rear garden of 44 Park Avenue, Markfield. The building will provide ancillary domestic accommodation in the form of a home gym and garage for the storage of private vehicles, bicycles and household equipment.

The proposal is considered to constitute permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Site Description

The application site comprises a detached residential dwellinghouse with an established private rear garden enclosed by boundary treatments. The proposed outbuilding is to be located within the residential curtilage of the dwelling and will remain incidental to the enjoyment of the dwellinghouse.

3. Description of the Proposal

The proposal comprises the construction of a detached single-storey outbuilding positioned within the rear garden.

The building will provide:

- A domestic garage for the parking and storage of private vehicles and bicycles.
- A home gym for the personal use of the occupants of the dwelling.

The outbuilding is intended solely for purposes incidental to the enjoyment of the existing dwellinghouse and will not be used as a separate dwelling, for commercial purposes, or for overnight accommodation.

4. Assessment Against Permitted Development Rights

The proposed development satisfies the requirements of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In particular:

- The building will be located within the residential curtilage of the existing dwellinghouse.
- The use of the building will be incidental to the enjoyment of the dwellinghouse, namely as a domestic gym and garage.
- The proposal will not result in the provision of self-contained living accommodation.
- The outbuilding will be single storey.
- The height of the building will comply with the maximum limits prescribed under Class E.
- The eaves height will comply with the permitted development limits.
- The building will be located wholly within the rear garden and will not be positioned forward of the principal elevation of the dwellinghouse.
- The total area of all buildings, enclosures and containers within the curtilage (excluding the original dwellinghouse) will not exceed 50% of the total curtilage.
- The proposal does not include verandas, balconies or raised platforms exceeding the permitted limits.
- The proposal does not involve designated land restrictions that would remove permitted development rights.

5. Lawfulness

The proposed development falls within the scope of permitted development rights granted by Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

As the proposal complies with the relevant limitations and conditions of Class E, express planning permission is not required.

Accordingly, the applicant respectfully requests that the Local Planning Authority confirms that the proposed development is lawful by issuing a Certificate of Lawfulness for Proposed Development under Section 192 of the Town and Country Planning Act 1990.

6. Conclusion

The proposed detached outbuilding is a domestic structure designed for use as a private gym and garage ancillary to the existing dwelling at 44 Park Avenue, Markfield.

The proposal complies with the relevant provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore benefits from permitted development rights.

It is respectfully requested that the Local Planning Authority grants a Certificate of Lawfulness confirming that the proposed development is lawful.