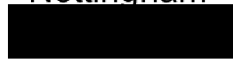


45 Easthorpe Street,
Ruddington,
Nottingham



Planning Statement for:

Proposed Detached Garden Building
250 Markfield Road, Leicester, LE6 0FS

1. Introduction

This statement has been prepared in support of an application for a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990 (as amended) relating to the erection of a detached incidental outbuilding within the residential curtilage of 250 Markfield Road, LE6 0FS.

The proposed structure is a single-storey detached garden building intended for incidental domestic use ancillary to the enjoyment of the host dwellinghouse. The accommodation comprises a gym and summer lounge space only and does not contain any sleeping accommodation, kitchen facilities, or independent residential amenities. The proposal has been assessed against the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

2. Description of Development

The proposal consists of the erection of a detached timber-clad outbuilding positioned within the rear garden area of the property.

Key dimensions and characteristics are as follows:

- Overall width: approximately 7.93m
- Overall depth: approximately 4.05m
- Single-storey construction
- Dual-pitched roof design
- Maximum overall height: approximately 4.0m
- Eaves height: approximately 2.4m
- Timber vertical cladding with dark standing seam style roof finish
- Use as incidental gym and summer lounge

The submitted plans and elevations confirm the scale and appearance of the proposed structure.

3. Permitted Development Assessment

The proposal complies with the requirements of Class E, Part 1, Schedule 2 of the GPDO for the following reasons:

3.1 Incidental Use

Under Class E, buildings within the curtilage of a dwellinghouse are permitted provided they are required for a purpose incidental to the enjoyment of the dwellinghouse.

The proposed outbuilding is intended solely for incidental domestic purposes, namely:

- Home gym
- Summer lounge / garden room

The building will remain ancillary to the main dwelling and will not function as a separate unit of accommodation. No facilities associated with independent residential occupation are proposed.

Accordingly, the proposed use falls within the definition of incidental use under Class E.

3.2 Location Within the Curtilage

The proposed outbuilding is located wholly within the residential curtilage of the existing dwellinghouse and is positioned to the rear of the principal elevation. No part of the structure would be situated forward of the principal elevation of the existing house, thereby complying with Class E.1(b).

3.3 Height Restrictions

The proposed building has:

- A maximum ridge height of approximately 4.0m
- An eaves height of approximately 2.4m

As the building incorporates a dual-pitched roof, the maximum permissible height under Class E is 4m. The proposal therefore complies with Class E.1(e).

The eaves height does not exceed 2.5m and therefore also complies with the GPDO limitations.

3.4 Number of Storeys

The proposed outbuilding is single storey only and contains no first-floor accommodation, mezzanine, or habitable loft area.

This complies with Class E.1(g).

3.5 Coverage of Curtilage

The proposed structure would occupy only a modest proportion of the rear garden area. It is considered that the total area covered by buildings within the curtilage would remain well below 50% of the total curtilage area, in accordance with Class E.1(a).

3.6 Design and Residential Impact

The proposed building adopts a high-quality contemporary design with timber cladding and a pitched roof form that is visually appropriate within a domestic garden setting.

Given the modest scale, single-storey form, and position within the rear garden, the proposal would not result in any unacceptable impact upon neighbouring residential amenity in terms of overlooking, loss of light, or overbearing appearance.

As a lawful development application considers only compliance with permitted development legislation, matters of design are not determinative; however, the proposal is considered entirely appropriate in visual terms.

4. Conclusion

The proposed detached garden building at 250 Markfield Road, LE6 0FS satisfies the relevant criteria set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In summary:

- The building is for purposes incidental to the enjoyment of the dwellinghouse
- It is located within the residential curtilage and behind the principal elevation
- The height and scale comply with Class E limitations
- It is single storey
- The proposal does not exceed site coverage limitations

The proposed development is therefore considered to constitute permitted development, and it is respectfully requested that Hinckley & Bosworth Borough Council issue a Lawful Development Certificate accordingly.