

CERTIFICATE OF LAWFULNESS

(PROPOSED DEVELOPMENT)

Planning Statement in Support of Application for Erection of Domestic Garage



Site Address: The Bothy, Barr Lane, Higham on the Hill

Applicant(s): Mr & Mrs Angus

Local Authority: Hinckley & Bosworth Borough Council

Date: December 2025

Drawing References: 23/101/06 – Site Plans & 23/101/07 – Proposed Domestic Garage

1. INTRODUCTION

This Planning Statement has been prepared in support of a Certificate of Lawfulness application for the proposed erection of a domestic garage within the curtilage of the above dwellinghouse. The purpose of this statement is to demonstrate that the proposal constitutes permitted development under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended).

The proposed structure is designed purely for purposes incidental to the enjoyment of the dwellinghouse. It is a domestic outbuilding, intended solely to serve as a secure and functional garage. No accommodation, commercial, or non-domestic use is proposed.

2. SITE CONTEXT

The Bothy occupies a well-defined residential plot on Barr Lane. The Bothy has been occupied by Mr & Mrs Angus since December 2025. The Bothy is a 3/4 bedroom property with a gross internal floor area of 283m². As per Site Plans (23/101/06), The Bothy has a residential curtilage of approximately one acre of land. This spans all around the property with front gardens, ponds, vegetation and large grasslands. The residential curtilage is as approved under application 24/00112/FUL. The Bothy currently benefits from no outbuildings or sheds on site and is currently using temporary container storage. The curtilage comfortably accommodates the proposed domestic garage without adverse impact on the surroundings. The garage is positioned behind the principal elevation of the dwellinghouse.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for a single-storey domestic garage with a dual-pitched roof and materials matching the host dwelling.

Key details:

- Dual-pitched roof
- Max height under 4.0m
- Eaves height under 2.5m
- Positioned more than 2m from boundaries
- Single storey
- No verandahs, balconies or raised platforms

4. COMPLIANCE WITH CLASS E OF THE GPDO

4.1 Use incidental to dwelling (Class E (a))

The proposed garage is solely for domestic vehicle and residential storage.

4.2 E.1 (a)

The host dwelling benefits from planning permission ref: 24/00112/FUL.

4.3 E.1 (b)

Total coverage remains below 50% of the curtilage.

4.4 E.1 (c)

The building is located behind the principal elevation.

4.5 E.1 (d)

The structure is single storey.

4.6 E.1 (e)(i)

The building is below 4m, has a dual-pitched roof, and is more than 2m from boundaries.

4.7 E.1 (f)

Eaves height does not exceed 2.5m.

4.8 E.1 (g)

The site is not within the curtilage of a listed building.

4.9 E.1 (h)

No verandahs, balconies or raised platforms are proposed.

4.10 E.2

The site is not within a protected landscape.

5. CONCLUSION

The proposal complies fully with Class E of the GPDO. It is a modest domestic garage used wholly for purposes incidental to the enjoyment of the dwellinghouse. A Certificate of Lawfulness should therefore be granted.