

shh

14 Greenaway Gardens
Permitted Development Compliance Document - Shed Buildings

July 2023



REGISTERED
DESIGN
PRACTICE

RIBA 
Chartered Practice

Permitted Development Compliance Document - Shed Buildings



Contents

Permitted Development Compliance Document - Shed Buildings

Title Page	
-	
Contents	1

2 Introduction

Introduction	2.1
--------------	-----

3 Design Development

Existing Site	3.1
Landscape Proposals	3.2
Landscape Proposals	3.3
Permitted Development Works	3.4
Class E Compliance Check	3.5
Building Eaves	3.6
PD Criteria - Shed Buildings	3.7
PD Criteria - Curtilage	3.8



Introduction

Introduction

Subsequent to the redevelopment of the house at 14 Greenaway Gardens (application number: 2021/6257/P), two shed buildings are proposed in the rear garden of the property. These sheds are required to provide irrigation to the garden, storage for gardening equipment, and also equipment for the pool enclosure.

As part of the overall development, three other single storey buildings are proposed in the large rear garden of the property in order to optimise use of the site and meet the additional needs of the residing family. These buildings have been submitted under separate applications along with drawings and equivalent compliance documents.

Within the General Permitted Development Right Order (2015 as amended) Schedule 2, Part 1, 'Class E' covers 'the provision of buildings and other development within the curtilage of the house'. The Government have also issued a Technical Guidance Note covering permitted development rights for householders.

We have developed our proposals based on this guidance and with the intention of demonstrating compliance with specific criteria in the subsequent pages of this document in order to satisfy LB Camden that the permitted development rights apply in this case.



Design Development



Existing Site

The large T-shaped garden to the rear of the main house is the subject of a planning permission that involves the demolition of a pool house in the rear garden and various landscaping works. The detailed landscaping scheme was approved through the discharge of conditions. These works are currently ongoing (present landscape conditions illustrated in drawing '(0942)0010_P01'), as per the proposals illustrated on the subsequent page.

Prior to the start of these works, the landscape consisted of the main lawn directly behind the house, a swimming pool at the end of the lawn, a tennis court to one side of this, and a BBQ terrace to the other (where a pool house was once located). A small paved patio terrace also sat directly behind the house.

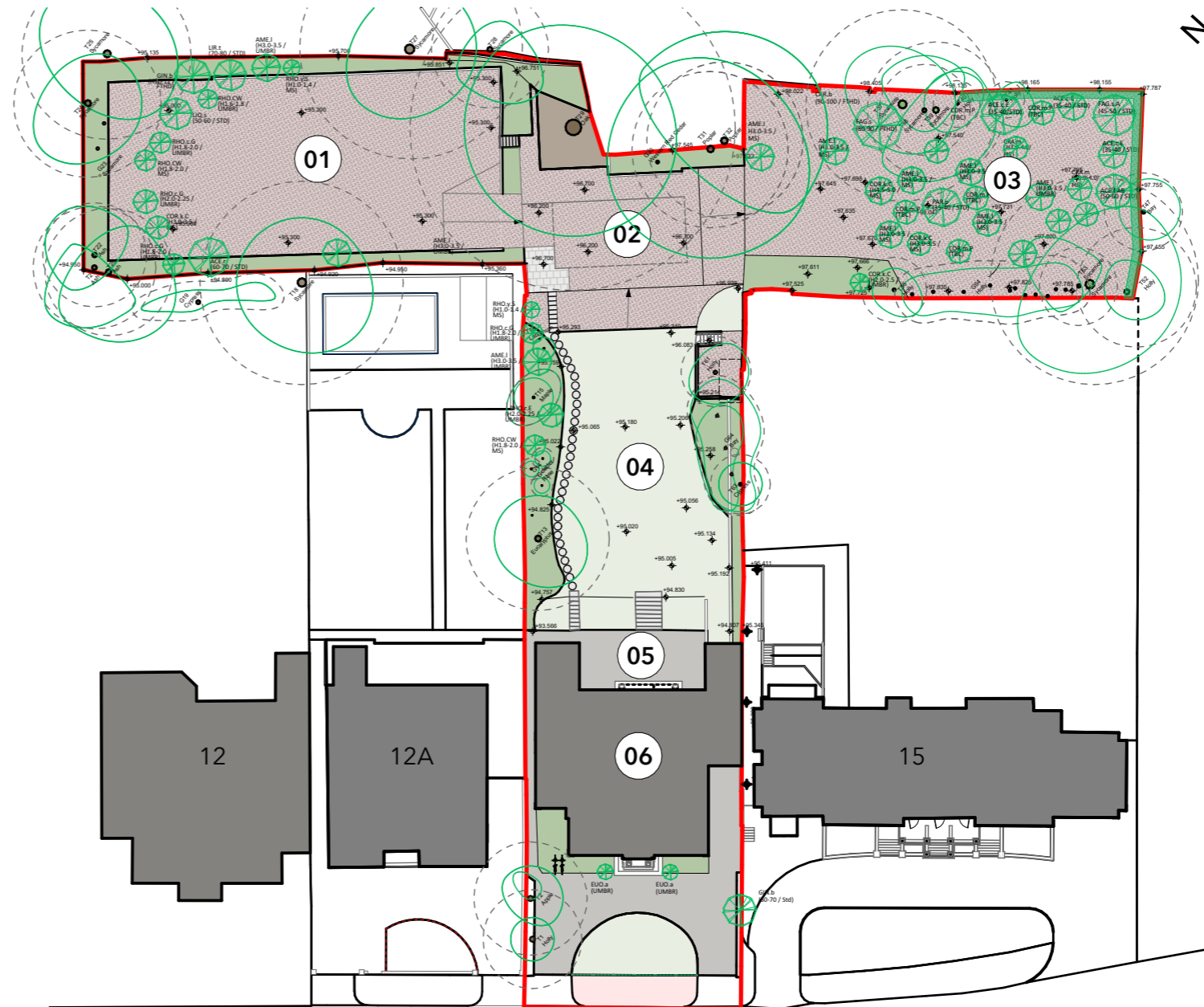
The site slopes noticeably from South-East to North-West.

Several brick retaining walls help to carve out and define the spaces.

The tennis court, pool area and pool house resulted in much of the existing garden being covered in hard landscaping, with the vast majority of soft landscaping made up by the main lawn.

Two existing sheds were situated in the rear garden, one to the side of the main lawn, and the other adjacent to the BBQ terrace.

- Large existing garden contained:
- Tennis court
- Swimming pool
- Two storage sheds
- Grass lawn
- Much of site was hard landscaped
- Site noticeably slopes from East to West



- 01 - Previous Location of Tennis Court
- 02 - Previous Location of Swimming Pool
- 03 - Woodland Area
- 04 - Main Lawn
- 05 - Main House Patio Terrace
- 06 - Main House

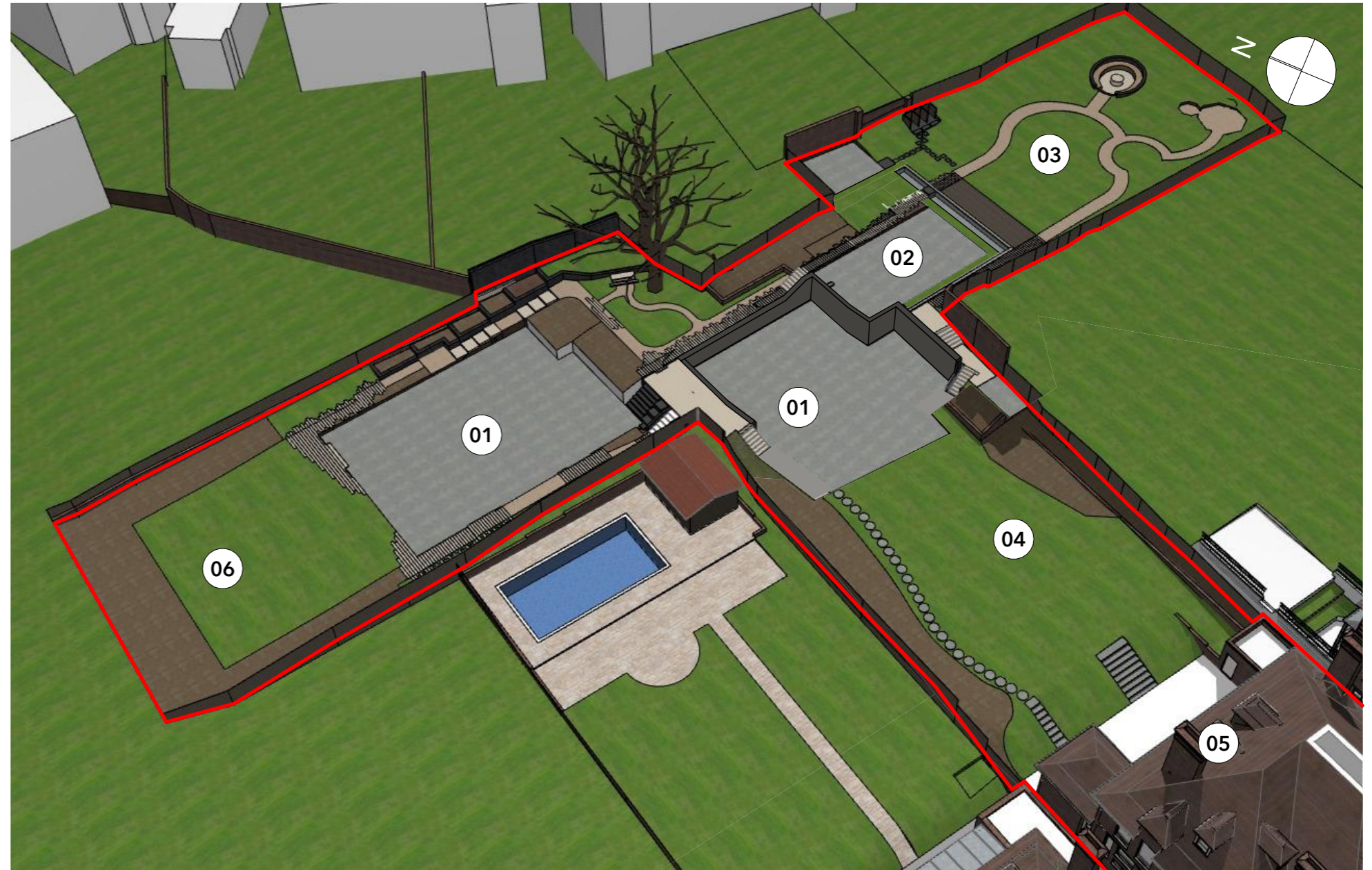
Design Development

Landscape Proposals

Application Number: 2021/5768/P

The pool house demolition permission and associated landscape proposals include a series of new sun terraces and extensive planting scheme of mature trees and shrubs resulting in a net gain of trees on site and a significant reduction in hard landscaping compared to the existing site.

- New terraces to be created
- Substantial tree & shrub planting, net gain on site
- Significant reduction in hard landscaping



- 01 - New Terrace
- 02 - BBQ Terrace
- 03 - Woodland Area
- 04 - Existing Main Lawn
- 05 - Main House
- 06 - Secondary Lawn



Design Development

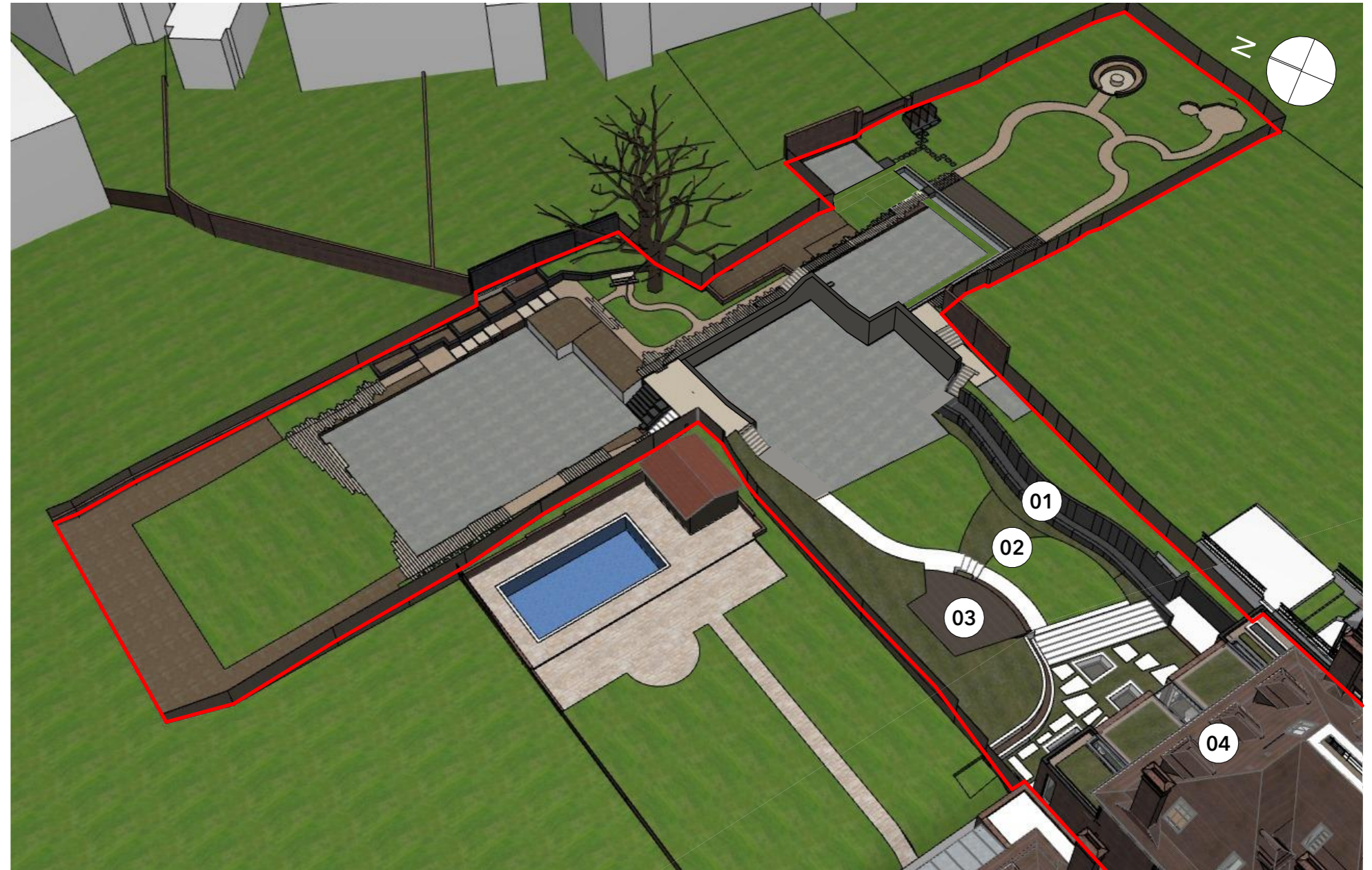
Landscape Proposals

Application Number: 2021/6257/P

The main planning application for extensions and alterations to the house works features a proposal for further relandscaping the rear gardens nearest to the main house, including a ramped access to the terraces.

This has been designed so that it is consistent with the pool house demolition permission (2021/5768/P) and associated conditional approval.

- New ramp to side of garden
- New landscaped lawn and breakfast terrace

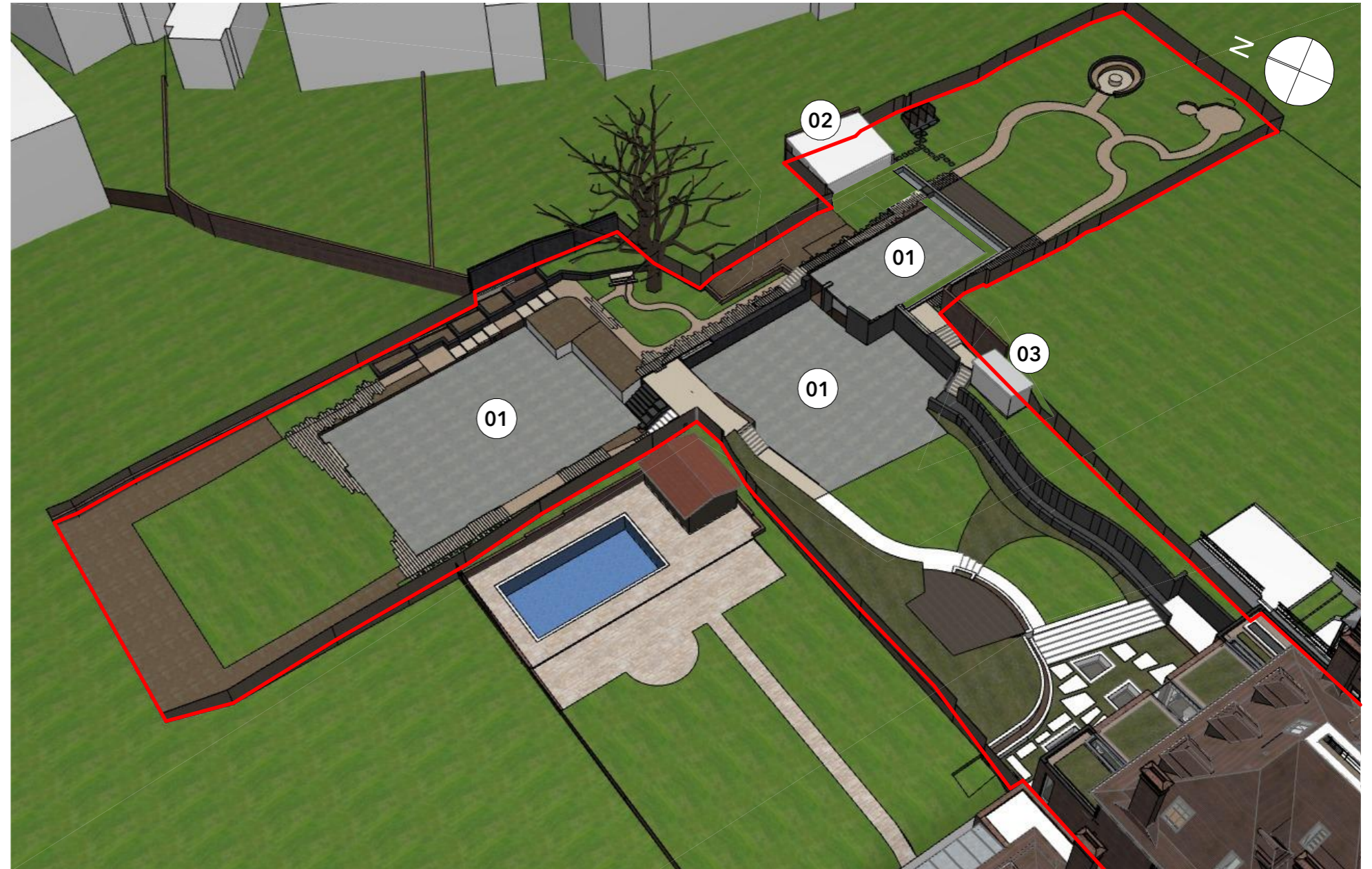


- 01 - Ramp
- 02 - Main Lawn
- 03 - Breakfast Area
- 04 - Main House

Design Development

Permitted Development Works

While complying with national and local guidelines regarding Permitted Development, the proposals allow for the construction of two mono-pitched single storey shed buildings on the site which will house pool filtration and irrigation equipment.



- Two sheds with mono-pitches
- Both single storey

- 01** - Terrace (proposed site of garden building under separate PD application)
- 02** - Pool Filtration & Store
- 03** - Irrigation Equipment

Class E Compliance Check

'Class E' of permitted development guidance is described as follows in the Sept. 2019 technical guidance:

[Class E] provides permitted development rights within the curtilage of a house for:

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such...

The purposes of the proposed permitted development buildings described in this application at 14 Greenaway Gardens are:

- The creation of two new sheds to house plant equipment.

All of these functions are incidental to the functions of the main house, and are incidental to the enjoyment of the dwelling, the curtilage of which the buildings will be situated within.

The technical guidance then states:

A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.

None of the proposed buildings will include bedrooms, kitchens, or bathrooms and so are in compliance with this requirement.

Under Class E, the following limits and conditions apply:

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

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

This clause is not applicable.

(b) the total area of ground covered by buildings, enclosures 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)

The total footprint of the permitted development does not exceed 50% of the area of the curtilage, excluding the ground area of the dwellinghouse. See section 'PD Criteria - Curtilage'.

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse

None of the buildings are situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

(d) the building would have more than a single storey

All buildings are single storey.

(e) the height of the building, enclosure or container would exceed -

- (i) 4 metres in the case of a building with a dual-pitched roof,
- (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
- (iii) 3 metres in any other case

All buildings with mono-pitched roofs are located within two metres of the boundary and have been designed to ensure the top of the pitch does not exceed 2.5 metres.

See the subsequent 'PD Criteria' sections for details.

(f) the height of the eaves of the building would exceed 2.5 metres

All buildings have been designed to ensure that the roof eave heights do not exceed 2.5 metres. See the subsequent 'PD Criteria' sections for details.

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

The proposed buildings do not sit within the curtilage of a listed building.

(h) it would include the construction or provision of a verandah, balcony or raised platform

The proposed buildings do not feature verandahs, balconies, or raised platforms.

(i) it relates to a dwelling or a microwave antenna

The development does not relate to a dwelling or a microwave antenna.

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

The development does not relate to a container.

(k) the dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses).

The host dwelling was not built under permitted development rights.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within -

- (a) a World Heritage Site,**
- (b) a National Park,**
- (c) an area of outstanding natural beauty or**
- (d) the Broads,**

development is not permitted by Class E if 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

The land within the curtilage of the dwellinghouse is not within any of the areas listed above therefore this does not apply.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

The land within the curtilage of the dwellinghouse is located within article 2(3) land but none of the proposed buildings are situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Design Development

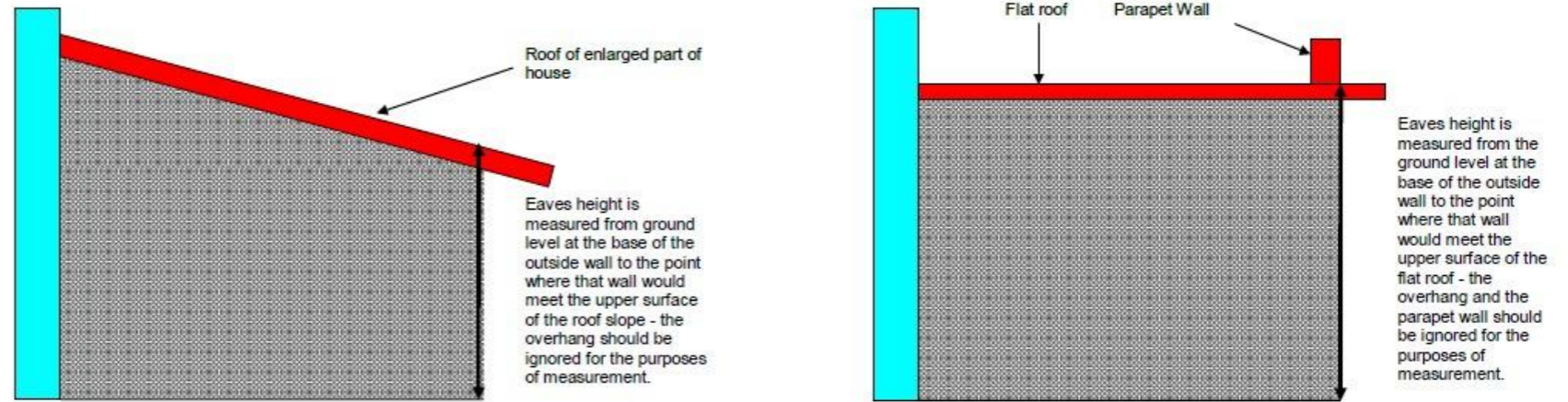


Building Eaves

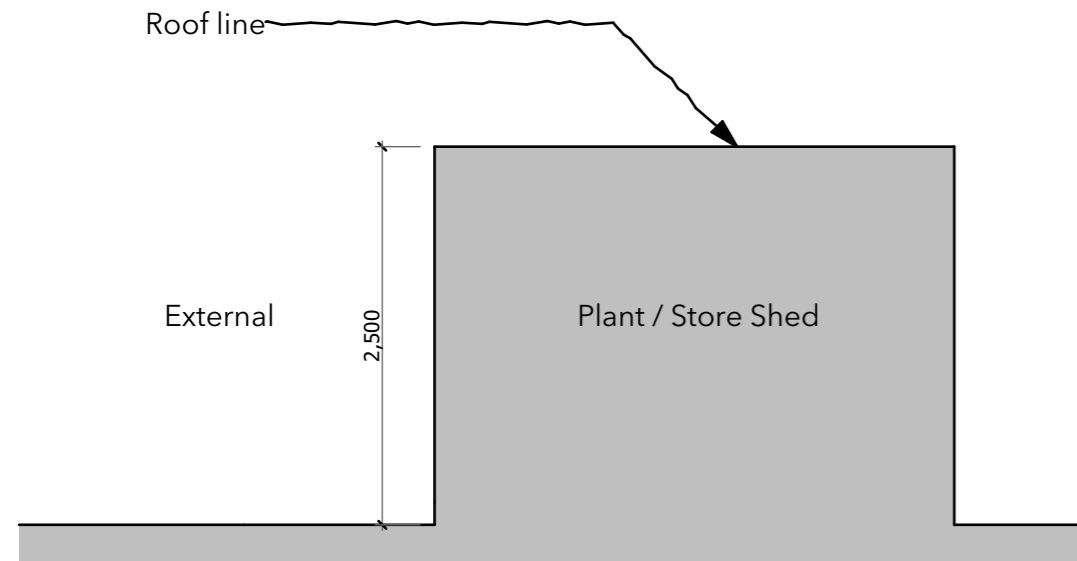
Section E.1(f) describes the limitations applied to building eaves and also directs us to general guidance A(d), the diagrams for which are shown adjacent.

*Development is not permitted by Class E if -
the height of the eaves of the building would exceed 2.5 metres*

The eaves of a building will be the point where the lowest point of a roof slope, or a flat roof, meets the outside wall of the building. The Guidance on Class A (d) above includes examples and further guidance (see page 12).



Diagrams from Guidance A(d)



Shed Building Section:

This section shows a typical eave detail for the shed buildings where the measurement of the maximum 2.5m is taken at the convergence of the structural roof pitch and the external wall.



Design Development

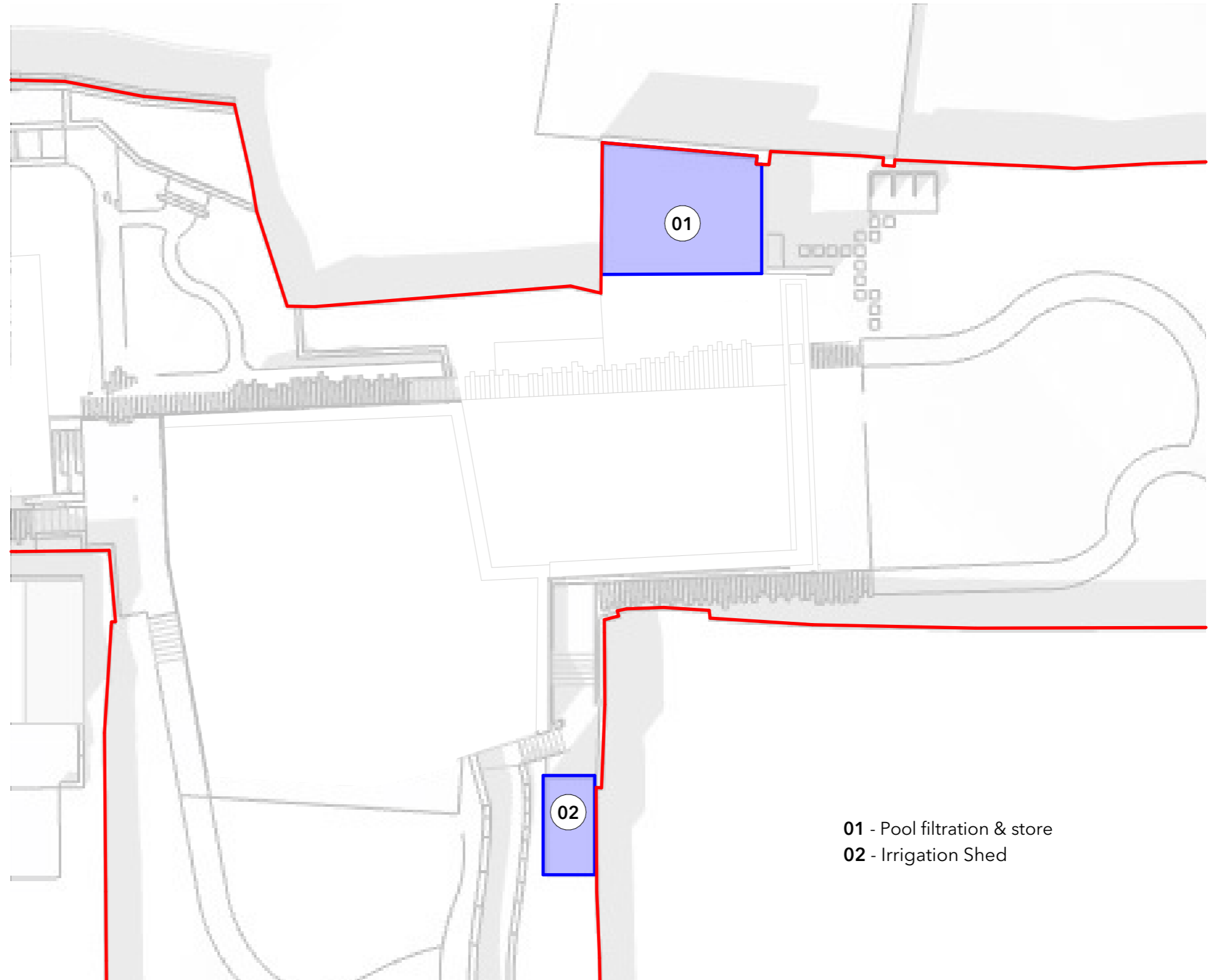


PD Criteria - Shed Buildings

E.1e states:

'If any part of the building, container or enclosure is within 2 metres of the boundary of the curtilage of the house, then the height limit for the total development is restricted to 2.5 metres if it is to be permitted development.'

The proposal looks to construct two single storey shed buildings on the site which will house pool filtration and irrigation equipment. Because these are both located directly adjacent to the site boundary, in compliance with E.1e the heights of these buildings will be restricted to 2.5m or less.



Design Development



PD Criteria - Curtilage

E.1b states:

Development is not permitted by Class E if -
 'The total area of ground covered by buildings, enclosures 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)'

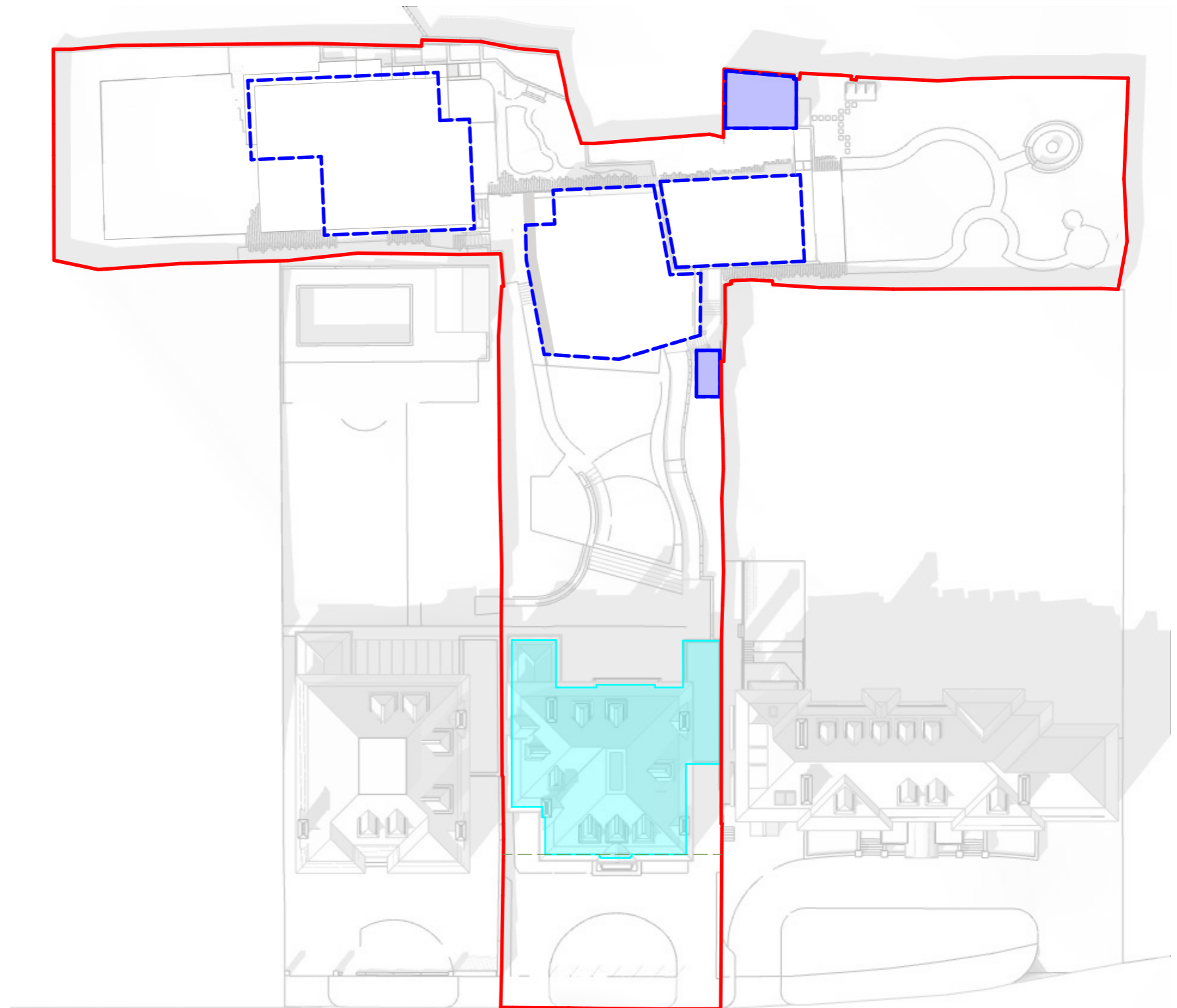
Key	Area
Denotes curtilage of original dwellinghouse	3,139 m ²
Ground area of original dwellinghouse	286 m ²
Ground area of proposed PD buildings	41 m ²
Denotes line of garden building under separate PD application	456 m ²
Denotes line of principal elevation	
Total curtilage less the original dwellinghouse =	2,853 m ²
50% of revised curtilage =	1,426 m²

The proposed footprint area of the two shed buildings is 41 m², while the total footprint area for all permitted development buildings is 497 m². This is significantly less than the 50% curtilage (less the original dwellinghouse) figure permitted which is 1,426 m².

E.1c states:

Development is not permitted by Class E if -
 any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

None of the proposed PD development is located in front of the line of the principal elevation of the dwellinghouse.



Thank You