



Class E - buildings etc incidental to the enjoyment of a dwellinghouse
Clause E1(b)

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)

Total area of the curtilage at 77 Rossendale Way

Front Garden: 17sqm
Rear Garden: 60sqm
Total: 77sqm
50% of total = 38.5sqm
Existing Extension 14.3sqm
'Free' land before maximising the 50%:
 $38.5 - 14.3 = 24.2\text{sqm}$ (This is the maximum allowed under PD Class E)
The proposed garden room is only **12.5sqm** therefore it is within the PD parameters of Class E.

- PROPOSED GARDEN ROOM
- EXISTING EXTENSION
- CURTILAGE