

Class E buildings etc incidental to the enjoyment of a dwellinghouse Clause EI(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

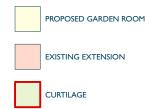
Front Garden: 17sqm Rear Garden: 60sqm Total: 77sqm 50% of total = 38.5sqm

Existing Extension 14.3sqm

'Free' land before maximising the 50%:

38.5-14.3=24.2sqm (This is the maximum allowed under PD

The proposed garden room is only 12.5sqm therefore it is within the PD parameters of Class E.





CLIENT	ADDRESS	REVISION DATA				SCALE BAR	NORTH
Sindey Haque & Michael Eley	77 Rossendale Way NWI 0XA	REVISION	DATE	BY	NOTES		
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Diagram of Total Area Covered by Building

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