The Town and Country Planning (General Permitted Development) (England) Order 2015

SCHEDULE 2 Permitted development rights

PART 1 Development within the curtilage of a dwellinghouse

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

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Permitted development

E. The provision within the curtilage of the dwellinghouse of—

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

(b)a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

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 or Q of Part 3 of this Schedule (changes of use);

N/A

(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);

	length (m)	width (m)	area (sq m)
Ground area from front garden wall to rear garden boundary including original dwelling house	34	8	272
Area of original dwelling house	10	7	70
Estimated total area of the curtilage (excluding the ground area of the original dwellinghouse)			202
Area of rear extension to dwelling house	6	5	30
Area of proposed garage / outbuildings	7	3	21
total area of ground covered by buildings, enclosures and containers within the curtilage			51
Estimated % of area of curtilage covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse)			25.2%

The estimated total area of ground covered by buildings, enclosures and containers within the curtilage is 25.2%

(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;

The proposed building is sited within the rear garden boundaries

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

The proposed building is a single storey garage / outbuilding

(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

The proposed building, which is within 2 metres of the boundary of the curtilage, has a maximum height of 2.5m.

(iii)3 metres in any other case;

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

The proposed building has a sloping flat roof with a maximum height of 2.5m.

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

The proposed building would not be situated within the curtilage of a listed building

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

The proposed building does not include the construction or provision of a verandah, balcony or raised platform

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

The proposed building does not relate to a dwelling or a microwave antenna

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

The proposal is for a building not a container

E.2 In the case of any land within the curtilage of the dwelling house which is within—

(a)an area of outstanding natural beauty;
(b)the Broads;
(c)a National Park; or
(d)a World Heritage Site,
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 dwelling house would exceed 10 square metres.

None of the land within the curtilage is classified as any of (a), (b), (c), or (d) above.

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.

None of the land within the curtilage is classified as article 2(3) land

Interpretation of Class E

E.4. For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.