

Dear Sir/Madam

Planning Statement in support of an Application of the Certificate of Lawful Development at Waterhall Lane, Penistone

This Planning Statement is submitted in support of an application for a Lawful Development Certificate (LDC) for a proposed outbuilding at Waterhall House, Waterhall Lane, Penistone, S36 8EQ.

The application seeks to confirm that the construction of the proposed outbuilding falls within the scope of permitted development rights as set out in Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application site is a single detached dwellinghouse set within 3.8 acres of land located within a residential area. The property is not a listed building, nor is it located within a Conservation Area, Area of Outstanding Natural Beauty, or National Park.

The proposed outbuilding will be situated in the side garden of the property, at least 5 metres from the existing dwelling, and within the curtilage.

Photo 1



Photo 2



Photo 1 – the proposal is to house the base for the outbuilding on the right hand side of the picture. The existing driveway provides access and the site already houses connections to power and water.

Photo 2 – this picture shows the view from the driveway looking towards the existing garage and tennis court.

The Proposed Outbuilding



The maximum height will be 2.4m, which is below the 3m limit for a single-pitched roof (or 4m for a dual-pitched roof).

It is located within 2 metres of the property boundary, and the entire building height will be below the 2.5m limit in this case.

The proposed outbuilding at Waterhall House fully complies with all the relevant conditions and limitations for permitted development under Class E, Part 1, Schedule 2 of the GPDO 2015. On the balance of probability, the development is lawful, and we respectfully request that a Lawful Development Certificate be granted.

Supporting Documentation (within the application)

Location Plan (Scale 1:1250)

Photographs of the site

Proposed dimensions of the subject outbuilding

If you require additional information or a site visit then this can be arranged.

Yours sincerely



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