

**Application Reference:** 2024/0900

**Site Address:** Middle Farm Court, Edderthorpe Lane, Darfield, S71 5EY

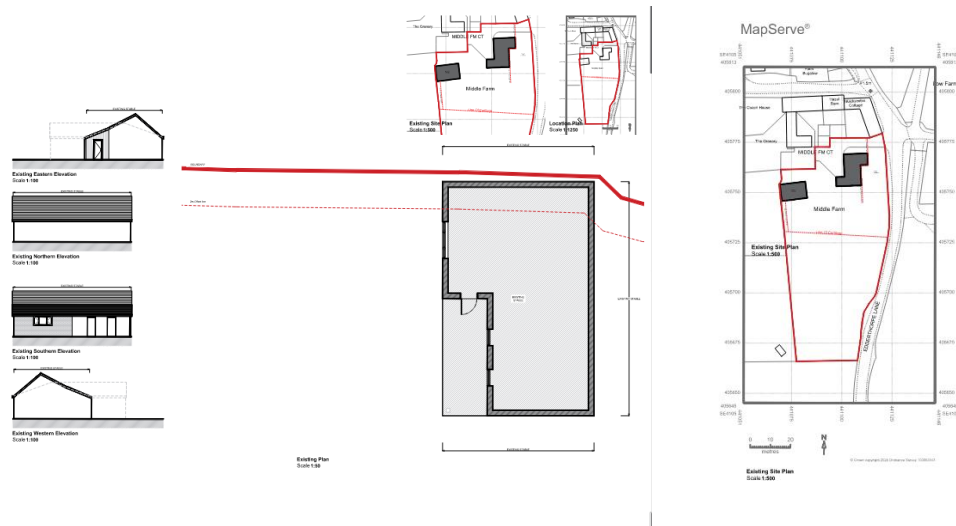
**Introduction:**

An application has been made for a lawful development certificate under Class E, Part 1, Schedule 2 of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Relevant Site Characteristics**

The applicant’s property is a detached bungalow located in the Green Belt on Edderthorpe lane in Darfield. It is located within an historic set of stone built barns which have since been converted into dwellings. The area retains a traditional courtyard setting constructed of stone materials and stone slate tiles which is typical of a cluster of converted barn houses such as this. There is a hard surfaced shared access used by the applicant and the adjacent converted barns.

The property is set back from the road within a large curtilage, bound by a stone wall. Vehicular access is taken through Middle Farm Court. The property has a large outbuilding within the rear garden and a small shed. There is a large tree located within the front garden area.



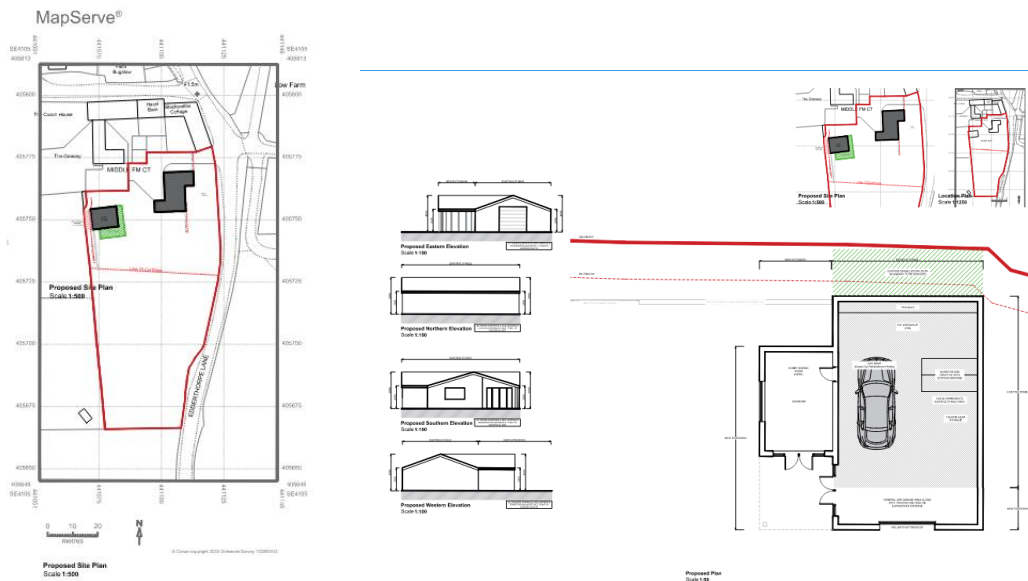
**Site History**

Application Reference	Description	Status (Approved/Refused)
2019/1106	Erection of double garage	Refused – Appeal dismissed
2020/1337	Erection of detached storage/workshop building (part retrospective)	Withdrawn

**Detailed description of Proposed Works**

The proposal is extending the existing outbuilding, essentially to erect a detached outbuilding in place of the existing. The proposal will be in two parts, a large garage and side sunroom. The garage will measure 12.75m x 8.21m and the attached sunroom will measure 6m x 4.m with a canopy located over the entrance doors measuring 4m x 4m . The height of the eaves will be 2.5m and the overall height will be 4m with a dual pitched roof. The materials will match the existing outbuilding.

The plans have been amended during the course of the application process, as the previous proposals for much larger building/s were not considered to be incidental to the enjoyment of homeowners and therefore did not meet the relevant permitted development criteria.



## Principle

An application has been made for a lawful development certificate under Class E, Part 1, Schedule 2 of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## 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, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use);
- (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);
- (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;
- (d) the building would have more than a 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;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool, or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a veranda, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna;
- (j) the capacity of the container would exceed 3,500 litres.
- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

### **Consultations**

Legal - Discussions regarding permitted development with the planning officer

### **Planning Assessment**

Class E permits the erection of outbuildings within the rear garden of domestic properties where certain criteria are met. Permitted development rights allow homeowners to erect a single storey outbuilding so long as they are incidental to the enjoyment of homeowners property. The proposal has been modified and significantly reduced in size to accommodate the permitted development principles set out within the GDPO. The proposal will essentially rebuild a detached outbuilding within the same location as the existing. The proposal is confirmed to meet the following objectives:

- The building is positioned a minimum of 2 metres from the boundary.
- The maximum overall ridge height is 2.5 metres.
- The maximum height of the building will be 4 metres and has been designed with a dual pitched roof.
- The structure is single storey in height.
- The total area of buildings within the curtilage remains below 50% of the curtilage area.
- The building remains incidental to the enjoyment of the dwelling house in the use proposed.
- The building is not forward of the principal elevation.

The applicant has stated that the building will be used to house and work on his collection of classic cars and the side room will be used for his wife's hobby room which will be ancillary to the main dwelling. The proposal will also comply with the permitted development principles listed above.

Based on the information submitted, the proposal meets the requirements set out in Schedule 2, Part 2 Class E of the General Permitted Development Order.

**RECOMMENDATION: Granted**