

Planning Statement – Permitted Development Justification
Proposed Detached Garage at 30A Fearn House Crescent, Hoyland, Barnsley S74 0BA

The proposed development comprises the erection of a single-storey detached garage within the residential curtilage of 30A Fearn House Crescent, Hoyland.

The proposal is considered to constitute **Permitted Development** under **Schedule 2, Part 1, Class E** of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as it is an outbuilding incidental to the enjoyment of the existing dwellinghouse.

The proposed garage is positioned within the residential curtilage and is for purposes incidental to the use of the dwelling. The submitted drawings indicate that the building has a maximum height of approximately **2.5 metres**, with an eaves height of around **2.0 metres**, ensuring compliance with the height restrictions applicable to buildings located within 2 metres of a boundary. The external materials are to match the existing dwelling, and the garage is not intended to provide separate living accommodation.

The proposal does not exceed the permitted development limitations relating to height and is not located on designated land. The outbuilding will remain ancillary to the main dwelling and will not result in more than 50% coverage of the curtilage by additions or outbuildings.

Accordingly, the proposed detached garage satisfies the relevant criteria of **Class E of Part 1, Schedule 2 of the GPDO 2015 (as amended)** and is therefore considered to be **Permitted Development**, for which planning permission is not required.