

Application for Certificate of Proposed Lawful Development for Detached Outbuilding:

Bruce Lodge, Pilley Hills, Tankersley, S75 3AU

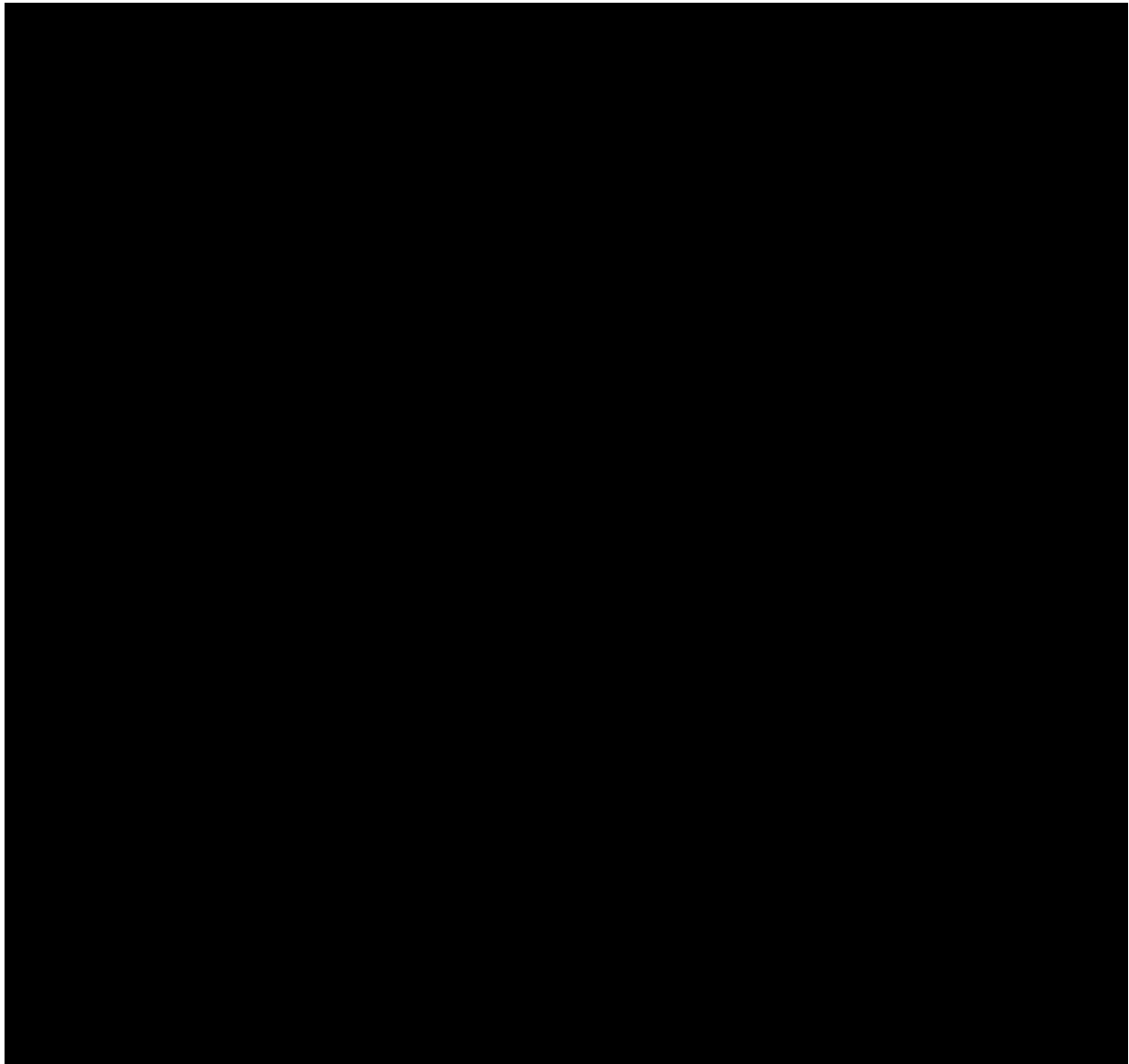
Applicants: Mr. M. D. Coy & Mrs. C. T. Sizer-Coy

Supporting Statement

**Supporting Statement for Certificate of Lawful Development for Proposed Detached Outbuilding:
Bruce Lodge, Pilley Hills, Tankersley, S75 3AU**

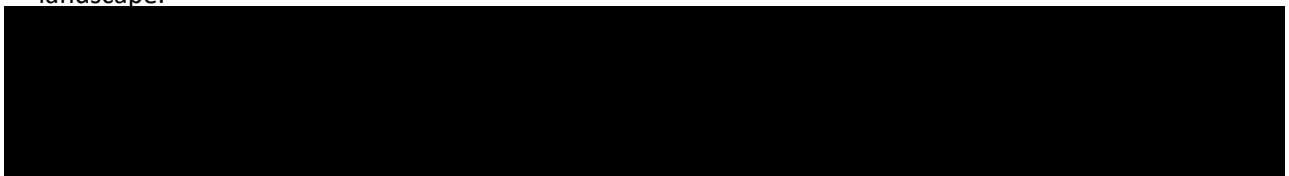
1. Introduction

- 1.1 This supporting statement provides a personal rationale as to the proposed single-storey outbuilding at Bruce Lodge, Pilley Hills, S75 3AU.
- 1.2 This supporting statement provides details of a proposed single-storey outbuilding at the above address.
- 1.3 This supporting statement subsequently sets out to demonstrate that the proposal constitutes permitted development under the provisions of Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.4 The proposal constitutes permitted development and Barnsley Metropolitan Borough Council have not previously removed permitted development rights for outbuildings at the site.



The proposed single-storey outbuilding complies with all permitted development regulations (see additional evidence of this further on within this supporting statement). To assist with our application and supporting statement we have sought guidance from a professional planning consultant, engaged the services of a professional architect, and referred to technical guidelines for permitted development rights for householders (2019).

The siting of the proposed build does not require additional access from the highway, Pilley Hills, nor the taking down of any trees that are within any tree preservation order area. In addition, this proposal would not impact upon any neighbouring properties. Visibility issues for both neighbours and users of the highway would be virtually non-existent, due to the proposed siting of the build, being single-storey in nature, and having cognizance of the incline of the natural surrounding landscape.



2. The Site

- 2.1 The application site comprises a single, detached dwellinghouse set within a large curtilage. The property is accessed via a private driveway which runs off the highway, Pilley Hills.
- 2.2 The property has been extended in the past, to the north side, with full planning permission granted for a two-storey side extension in 2013 by Barnsley Metropolitan Borough Council.
- 2.3 The principal elevation faces west, with the rear elevation facing east. There is a private drive, and a private woodland, both in front of the principal elevation and to the north side, with gardens to the front and both sides of the dwelling. A large, paved patio is to the rear, where a single detached boiler house is also sited (part of the planning permission granted in 2013). At the rear elevation there is a small, semi-walled garden, including elevated terracing and decking. A second private driveway runs alongside the walled garden at south facing side elevation and around and up to land behind the rear facing elevation (east). This land had previously been scrub-land and unkept for many years, but was cleared and has been managed as part as of the dwellinghouse and grounds renovation project, which began in 2012.
- 2.4 The surrounding area is predominantly private woodland and agricultural land, with a few farmhouses and residential properties sited on Pilley Hills, which then becomes Hermit Hill, leading to the village of Wortley. At the top of Pilley Hills is woodland, a park, and the village of Pilley, which then leads onto Tankersley village.

3. The Proposal

- 3.1 The application is for a certificate of lawfulness for a proposed outbuilding development in accordance with section 192 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- 3.2 The proposal aims to establish that the proposed outbuilding constitutes permitted development as defined by Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.3 Full details of the design of the outbuilding and its siting can be found in the attached plans, along with the completed application form and this supporting statement. At this stage the main details of the proposal are as follows:
- Detached outbuilding to be used to provide specialist facilities;
 - The building would be wholly used for purposes incidental to the enjoyment of the main dwelling house;
 - Building to be entirely single-storey in nature and to feature pitched roof design;
 - No part of the building to be positioned forward of the principal elevation of the dwelling house.
 - All external materials yet to be confirmed.

4. Permitted Development Criteria and Compliance

- 4.1 When preparing this application reference has been made to Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Reference has also been made to the “Permitted development rights for householders- Technical Guidance” issued by the Ministry of Housing, Communities & Local Government (2019).
- 4.2 Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 states that the provision within the curtilage of the dwellinghouse for – “(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 building or enclosure*”; or (b)... constitutes permitted development. It then goes on to outline details as to when this would not be permitted, which as is evidenced in attached materials is not the case with this proposed outbuilding. However, in summary:
- The use of the dwellinghouse was not granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).
 - The total ground covered by buildings, enclosures and within the curtilage (other than the original dwellinghouse) does not exceed 50% of the area of the curtilage.
 - The proposed building would not be sited on land forward of a wall forming the principal elevation of the original dwellinghouse.
 - The proposed building would be entirely single-storey in nature.
 - The height of the building in having a dual-pitched roof would not exceed 4 metres, and would be located more than a minimum of 2 metres from any boundary.
 - No construction of veranda, balcony or platform is proposed as part of the building.
 - The proposed building is not to be in an area of outstanding national beauty: the Broads, the National Park or World Heritage Site.
 - The proposed building would not be located between a wall forming a side elevation of the dwelling house and the boundary of curtilage of the dwellinghouse.

5. Conclusions

- 5.1 For the reasons set out in this supporting statement we believe that we have demonstrated that our proposal constitutes permitted development under the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (general Permitted Development) (England) Order 2015 (as amended).
- 5.2 We therefore, with respect request the granting of a Certificate of Lawful Development for our proposed build.

Yours sincerely,

Michael David Coy and Carey Theresa Sizer-Coy