

Lawful Development Certificate Submission

Planning Statement

Project - Permitted Development Garage

Address - 79 Barnsley Road, S75 3JS

Client – Mr John Mee

Agent – Mr Thomas Leach (thomas_leach@outlook.com)

Date – April 2026

This planning statement is to be read in conjunction with all supporting documents / drawings provided. (documents / drawings listed below)

LDC001 - Location Plan

LDC002 - Block Plan

LDC003 - Proposed Site Plan

LDC004 - Proposed Garage Plan & Elevations

LDC005 - Proposed 3D Views

The proposed development has been considered and developed in accordance with Permitted Development Rights for householders. This planning statement will give an overview of the development, along with associated evidence stating why the proposal falls within Permitted Development for outbuildings.

Development

The proposal is for a single story, masonry-built garage with a flat roof. The footprint of the proposed garage has been considered to maximise usable space available, while falling within all existing permitted development guidelines and rights for size and scale. The overall footprint of the development falls well under the limitations of Permitted Development Rights for outbuildings.



Written by Thomas Leach (Agent)

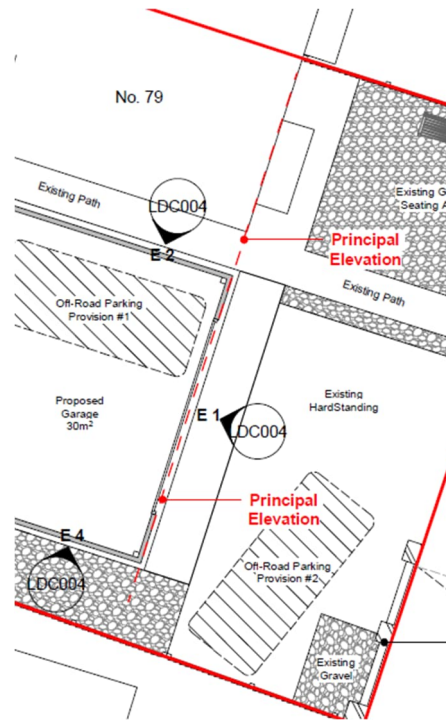
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Working Design Criteria (quotations taken from Planning Portal website)

1. "No outbuilding on land forward of a wall forming the principal elevation"

As seen below extracted from drawing (LDC003 - Proposed Site Plan) The outbuilding / garage does not sit "on land forward of a wall forming the principal elevation"

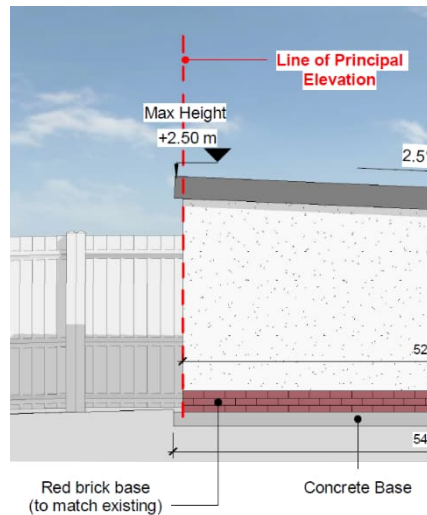


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2. "Maximum height of 2.5 metres in the case of a building, enclosure or container within *two* metres of a boundary of the curtilage of the dwellinghouse

As seen below extracted from drawing (LDC004 - Proposed Garage Plan & Elevations) The outbuilding / garage has a maximum roof height of "2.5 metres" due to its proximity to the site boundary.



3. "No more than half the area of land around the "original house"* would be covered by additions or other buildings"

As seen below extracted from drawing (LDC003 - Proposed Site Plan) The outbuilding / garage proposed footprint takes 22% of the existing "area of land around the "original house", falling well under the 50% permitted development restriction.

Permitted Development Area Schedule	
Area of proposed garage	30m ²
Area around existing house	135m ²
Area around existing house post development	105m ²
Area reduction around existing house	- 22%

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4. Materials. Proposed red brick base and white through coloured render external walls are in keeping with existing materials. See extract below from Google Street view



Conclusion

It is our understanding that this propped garage will fall under Permitted Development Rights for outbuildings / garages and therefore does not require planning permission.