

LDC Justification Note

Proposed Works @ 11 Kingswood Avenue, Hitchin, SG4 0PA
September 2025

Introduction

This statement supports an application for a Lawful Development Certificate (Proposed Use or Development) at 11 Kingswood Avenue, Hitchin (SG4 0PA) for the erection of a single-storey detached outbuilding within the rear garden of the existing dwellinghouse.

Site and Proposal

The property is a two-storey dwellinghouse in residential use (Use Class C3) with a large rear garden.

The proposal is to erect a single-storey timber-clad outbuilding to be used for domestic purposes incidental to the enjoyment of the dwelling (gym, store, office and WC). The building will have a pitched roof approximately 4.0 m high (2.3 m to eaves) and will be sited more than 2m from any boundary.

Permitted Development Assessment – GPDO Schedule 2 Part 1 Class E

Set this out as short bullet points:

- The property is a dwellinghouse and not a flat or maisonette.
- The outbuilding is within the curtilage of the dwellinghouse.
- It will be used for purposes incidental to the enjoyment of the dwelling (no primary living accommodation).
- The building is not forward of the principal elevation.
- The height does not exceed 4m (pitched, over 2m from the boundary).
- The outbuilding does not cover more than 50 % of the curtilage.
- No verandas, balconies, or raised platforms are proposed.
- The materials are domestic in appearance and in keeping with the property.

Conclusion

The proposal meets all the criteria of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It therefore constitutes permitted development, and a Lawful Development Certificate should be granted.