



Construction and Design Solutions

EVIDENCE IN SUPPORT OF APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

Property: Maran Cottage, High Street, Hitchin, SG4 8UB

Re: Application for Lawful Development Certificate (Proposed) – Maran Cottage, High Street, Hitchin, SG4 8UB

Please find enclosed the supporting statement and accompanying evidence for the above application. The proposed works outlined herein fall within the criteria of permitted development, as outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1. Proposed Garage

The proposal involves the construction of a single-storey timber-framed garage to the east elevation of the property. The garage will feature a canopied area, a flat roof, and a modest pitched roof detail to the front, designed to reflect the character of the existing dwelling.

Dimensions:

- **Width:** 3.2m (at widest point)
- **Depth:** 6.15m
- **Total footprint:** 17.4m²
- **Height to eaves (flat roof):** 2.35m
- **Height to eaves (pitched feature):** 2.1m

The garage will be **incidental to the enjoyment of the dwellinghouse** and will not be used as a separate unit of accommodation.

The proposal complies with the guidance for permitted development as set out within Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows for the provision of buildings within the curtilage of a dwellinghouse for purposes incidental to its enjoyment.

Permitted Development Compliance:

- **Height:** Will not exceed 4m in overall height (or 2.5m within 2m of the boundary, if applicable).
- **Position:** Located to the side/rear of the original dwellinghouse and will not project forward of the principal elevation.
- **Curtilage Coverage:** The total area of outbuildings (including the proposed garage) will not exceed 50% of the original curtilage.
- **Use:** For purposes incidental to the enjoyment of the dwellinghouse.
- **No separate dwelling:** Will not be self-contained living accommodation.
- **Designated land:** The property is not located within a conservation area, National Park, AONB, or World Heritage Site.

Based on these factors, the proposal **falls within the parameters of permitted development**.

The garage will be finished in **black timber cladding with a black shutter door**, ensuring it remains in keeping with the main dwelling and visually subservient to the property's principal elevation.

It is also noted that a **listed building** exists on the opposite side of the property. However, the proposed works are positioned on the far side of the dwelling, with no physical or visual impact on the neighbouring heritage asset.

Photographs of the proposed location



East Elevation Image A



East Elevation Image B

3. Compliance with Permitted Development Provisions

The proposed works fall within the scope of the following GPDO provisions:

- Class E – Outbuildings: The garage complies with all height, location, curtilage coverage and use requirements.

Conclusion

The works described are modest, respectful of the existing character of the property, and consistent with what is allowed under permitted development rights. We therefore respectfully request that a Lawful Development Certificate be granted for the proposed and ongoing works.

Should the case officer require any further information or clarification, we would be happy to assist and provide further evidence as necessary.

Evidence Provided:

Location Plan: RLS-12 Location Plan

Existing Layouts Drawing: RLS-11.1 Existing Layouts

Proposed Layouts Drawing: RLS-11.2 Proposed Layouts

Yours faithfully,
Roy Smith
Design Technician
info@rlscad.co.uk
01923 947334