

# Submission of Permitted Development Application: Garden Room 72 Symonds Road, Hitchin

Dear Sir or Madam,

I am writing to in support of the planning statement prepared by our Architects RTM. We would like to apply for a permitted development certificate of lawfulness for construction of a garden room at 72 Symonds Road, Hitchin, Hertfordshire, SG5 2JL.

Please find below a summary of why we believe the room is compliant with the relevant criteria under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the accompanying Planning Statement.

The temporary building comprises a single-storey outbuilding to serve as a storage and study area, and garden room. It is located to the rear of the property at the bottom of the garden and provides a space for practical activities and the incidental enjoyment of the garden.

The following points outline the ways in which we believe proposal is fully compliant with Permitted Development requirements:

- Use of Dwellinghouse: The property has not acquired its residential use via Classes M, N, P, PA, or Q of Part 3. The proposal therefore satisfies criterion E.1(a).
- Coverage: The outbuilding, combined with other existing structures, will not exceed 50% of the total area of the curtilage as demonstrated in the accompanying block plan, thereby satisfying criterion E.1(b).
- Location: The proposed garden room is situated to the rear of the site and not forward of any wall forming the principal elevation of the original dwellinghouse, therefore, complying with the requirements of sub-section E.1(c).
- Height and Storeys: The building is single storey, in compliance with E.1(d)
- The structure is within 2 metres of the boundary, with the highest part of the building measuring 2.47 metres from the lowest original historical ground level
- Historical ground level are measured in the neighbour's garden, at a point adjacent to the fence where it is closest the highest point in the eaves.
- The garden was originally sited on sloping ground. It has been levelled and the level lowered to create an even surface.

- Ground level at the front of the building (the highest point) is 70mm lower compared to original historical level.
- The building is 2.13 metres from the highest point in the garden on the ground adjacent to the main dwelling house.
- Both measurements are below the 2.5-metre threshold required by E.1(e) and E.1(f).
- Listed Status: The dwelling is not a listed building, so the proposal satisfies E.1(g).
- Verandahs, Balconies, Raised Platforms: None of these features are proposed (E.1(h)).
- Microwave Antenna/Containers: The proposal does not relate to a microwave antenna, and container capacity is not applicable (E.1(i)-(j)).
- Sensitive Sites: The property is not within an Area of Outstanding Natural Beauty, the Broads, a National Park, or a World Heritage Site, so E.2 does not restrict the proposal. The outbuilding is not sited more than 20m from the house, nor does it exceed 10m<sup>2</sup> if it were (E.2).
- Article 2(3) Land: The site is not within article 2(3) land. The outbuilding is to the rear and not between a side elevation and the boundary (E.3).
- Purpose Incidental to Enjoyment: The proposed use exclusively as a storage and study space is considered incidental to the enjoyment of the dwellinghouse, as supported by the Permitted Development Technical Guidance (April 2017), and does not constitute primary living accommodation such as a bedroom, bathroom or kitchen.

In summary, the proposed garden room strictly adheres to all the requirements of Class E permitted development. The application is supported by the provided block and elevation plans, measurements, and technical details to demonstrate compliance in all respects.

Photographic evidence is provided in the appendices

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Juan and Tae Luque de Mena  
72 Symonds Road  
Hitchin, Hertfordshire  
SG52JL



# Appendix: Photographic Evidence

## Supporting Images for Proposed Garden Room

### Photographic Evidence

The following photographs are submitted as visual confirmation of the site context, existing conditions, and proposed location of the new garden room. Each image is presented with a caption to clarify its relevance.

- Photo 1: View of the garden room from the neighbouring garden at the point where the level was measured.



- Photo 2: Photo showing the same point on our side of the fence. Please note gravel board bottom edge can be clearly seen unlike on the neighbouring garden where it is retaining the higher ground level.



- Photo 3: Measurement showing height from the ground level to the top edge of the gravel board to be 23cm.



- 
-

- Photo 4: Measurement on our side of the fence showing clearly that there is at least 30cm to the ground from the top of the gravel board.



- 
-

- Photo 5: Overview of garden from the top floor of the dwellinghouse



- Photo 6: Front elevation (looking towards the East)



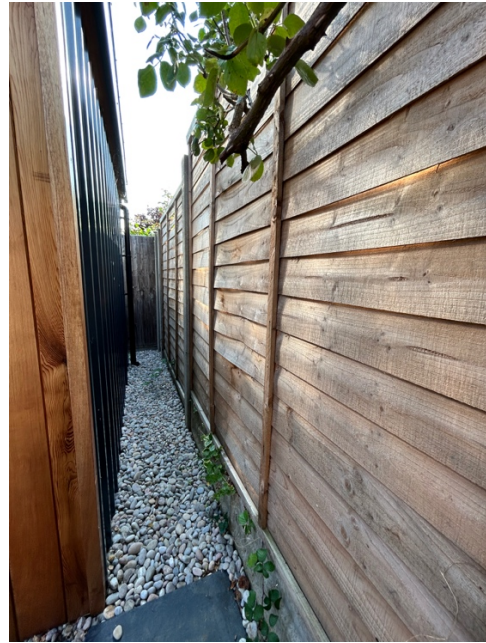
- Photo 7: Rear elevation (looking North)



- Photo 8: Side elevations



North elevation looking East.



South elevation looking East

- Photo 9: Front elevation looking North



- Photo 10: Front elevation looking south



- Photo 11: Front elevation looking East ( other). Showing storage and study/garden room uses.

