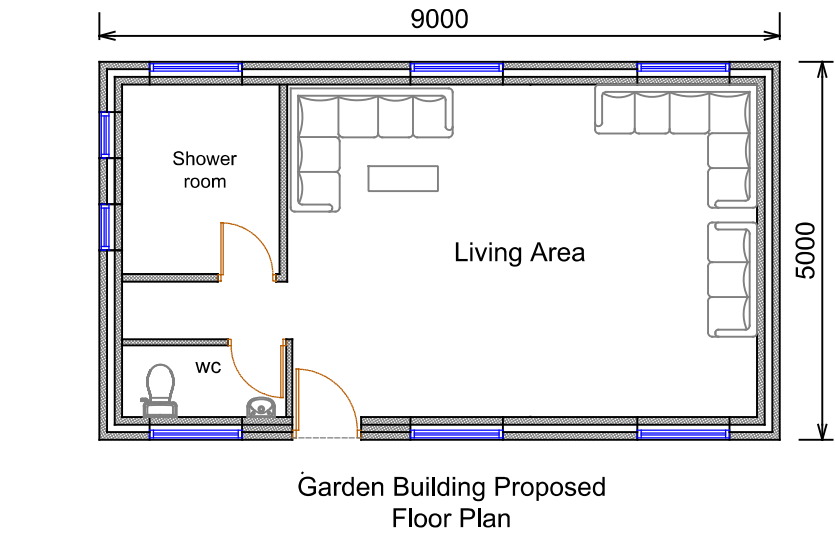
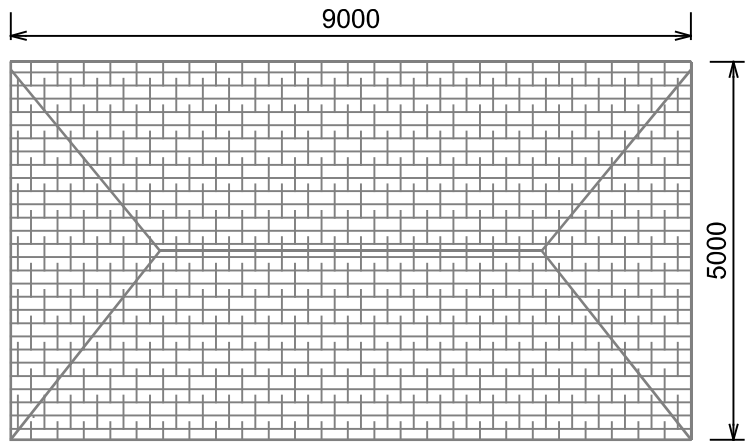
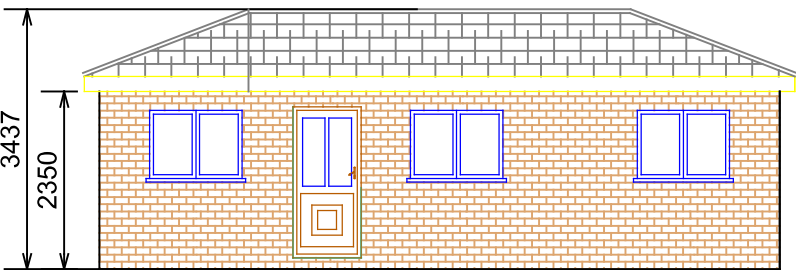




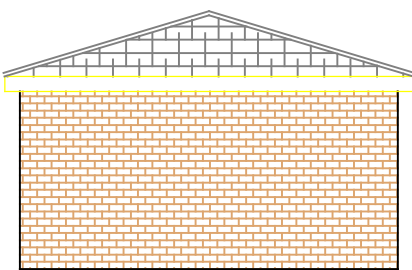
Garden Building Proposed Floor Plan



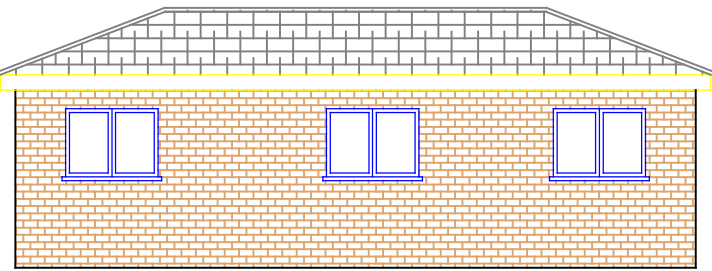
Garden Building Proposed Roof Plan



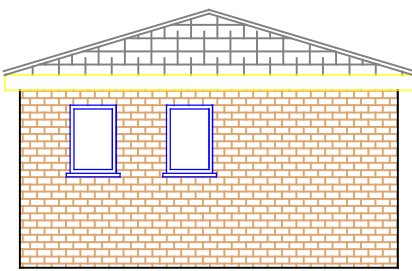
Garden Building Proposed Front Elevation



Garden Building Proposed Side Elevation



Garden Building Proposed Rear Elevation



Garden Building Proposed Side Elevation

Class E – buildings etc.
This provides permitted development rights within the curtilage of a house 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 a building or enclosure;

Class E sets out the rules on permitted development for buildings etc within the curtilage of a house (see page 7). Buildings which are attached to the house are not permitted under Class E (they would be subject to the rules in Class A). Buildings under Class E should be built for purposes incidental to the enjoyment of the house. Paragraph E.4 of Class E indicates that purposes incidental to the enjoyment of the house includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the house.

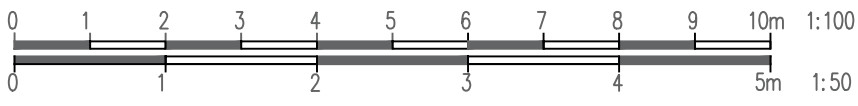
But the rules also allow, subject to the conditions and limitations below, a large range of other buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and garden decking as long as they can be properly be described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.

Under Class E, the following (Development Specific) limits and conditions apply:

- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% dwellinghouse)
- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse
- (d) the building would have more than a single storey
- (e) the height of the building, enclosure or container would exceed -
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case
- (f) the height of the eaves of the building would exceed 2.5 metres

Interpretation of Class E
E.4 For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, occupants of the dwellinghouse

THE PROPOSED GARDEN ROOM WOULD FALL WITHIN THE PARAMETERS OF THE CLASS E CONDITIONS AND BE USED FOR PURPOSES INCIDENTAL TO THE ENJOYMENT OF THE DWELLINGHOUSE.



Rev	Description	Date
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Project
**ERECTION OF A GARDEN BUILDING AT 292
HIGHER ROAD, SPEKE. L26 9UF**

Client
MR & MRS DORAN

Contract. No.	Drg. No.	Revision	Scale	1:100 & 1:200	@ A1
	2		By	MCC	Date
			Chkd		APR 2026

Drawing Title
**EXISTING AND PROPOSED SITE
PLANS, GARDEN BUILDING AND
CLASS E COMPLIANCE DETAILS**

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