

AnnS Jones

From: Janet Sutherland
Sent: 30 May 2014 15:12
To: planning_admin
Subject: response - sent by email on 29.4.14

ENQ/2014/0103
Type your request in here.

Dear Mr Jones,

I refer to your enquiry dated 26th March 2014.

Based upon the dimensions given as part of your enquiry, I can confirm that the proposed garage requires planning permission.

It is 'permitted development' to erect a building in the position shown for a purpose incidental to the enjoyment of the dwelling house, but not if the structure is more than 2.5m high within 2m of the boundaries to the site. This measurement has to be taken from ground level, at a point which is immediately adjacent to the proposed building. Your sketch plan indicates that the garage will exceed those dimensions.

If you are able to move the proposed position of the garage to be more than 2m from any boundaries, then it is likely that planning permission is not required for the structure. But please note that if you intend to form an access from the highway (i.e. from Ty Gwyn Lane) into the rear garden area - this will need planning permission if vehicles are going to use the access. If that is the intention of the garage, it is likely that the any access will need to demonstrate suitable visibility splays at the point of access - for vehicles and pedestrians. In general there are no other access points along this section, and therefore

I hope this answers your enquiry.

Regards
Janet

Janet Sutherland
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