

14a Brynhyfryd Terrace, Seven Sisters, SA10 9BA

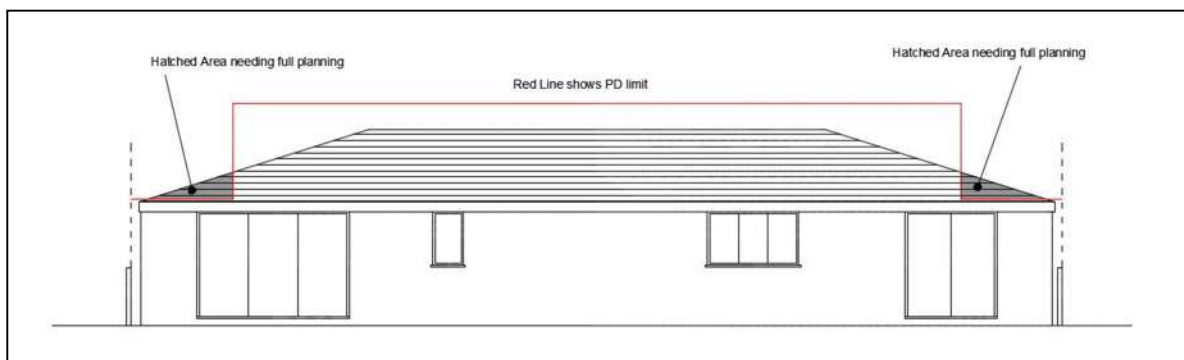
Outbuilding

The current application is for a full Householder application including the removal of an existing garden outbuilding and the erection of a new outbuilding to the rear of the property,

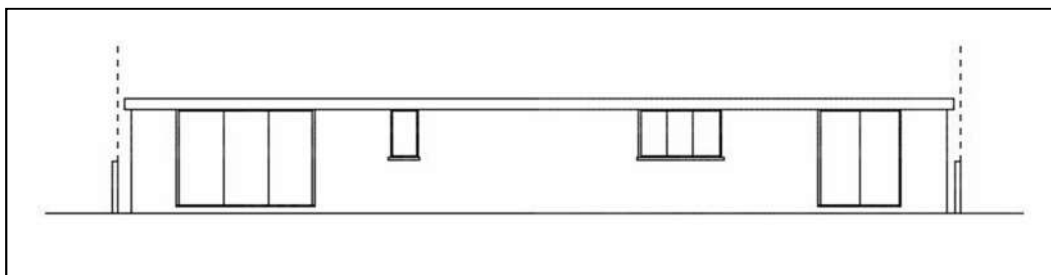
With exception of the pitched roof, the outbuilding would fall under permitted development.-

- Total Area of ground covered by buildings does not exceed 50%. The plot (not including the main house) is 1168m² while the outbuilding is 155m², equating to 13.3%
- No Part of the building will extend beyond the principal elevation of the original dwelling
- The building will be more than 5m from the highway
- The building has one storey
- The overall height of the building will not exceed 4m
- The eaves height will not exceed 2.5m
- No part of the building will be within 2m of the dwellinghouse

The only part of the building which falls outside the permitted development criteria is part of the pitched roof, as shown hatched in the below image.



Rather than build a flat roof which would fully comply with permitted development rights it is preferable to construct a pitched roof to tie in with the surrounding area. An example of a permitted flat roof is below.



In essence we are asking to build a pitched roof rather than a flat roof which would fall under pd rights.