

GARDEN BUILDING

SEDGEWELL, 120 BRANDLESHOLME ROAD, GREENMOUNT BL8 4DZ

The erection of a garden building at Sedgewell was certified as being “Lawful” on 15 August 2025 (application number 72091/LDCP). The Planning Officer’s Report confirmed that the building met the necessary requirements:-

“The building is not listed nor in a conservation area.

The building has not had its permitted development rights removed.

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the curtilage.

The building would not be situated on land located forward of the principal elevation of the original dwellinghouse.

The building would have only a single storey

The outbuilding would not be within 2m of the boundary.

The outbuilding would have a dual pitched roof and the total height would not exceed 4 metres.

The height of the eaves of the building would not exceed 2.5 metres.

It would not include the construction or provision of a verandah, balcony or raised platform.”

The current proposal is a larger version of the building that has been certified as Lawful and in the same location. Like its predecessor it meets all the requirements to qualify as permitted development.

The Planning Officer is aware of the applicant’s personal circumstances and his intention to occupy the building as a dwelling. A pre application enquiry (number 0312E) resulted in advice being issued on 21 November 2025 and 9 January 2026.

It was confirmed that the change of use of an existing building to a dwelling was not “inappropriate development” in the Green Belt and was likely to be acceptable in principle. It was suggested by the Planning Officer that the building should be erected, with a subsequent formal planning application to use it as a dwelling.

If the building does not already exist then “Very Special Circumstances” would need to be proved to justify the grant of planning permission. A future planning application would contend that, because the building is permitted, its occupation as a dwelling would not make any difference to the openness of the Green Belt.

The applicant is wary of constructing a substantial and expensive building without knowing for sure that he can live in it. The current application is for a building that could fulfil his expectations, including a garage and store for a ride on mower and bicycles. It will be the basis of the future planning application.

The larger building now proposed complies, as before, with all the requirements to be considered as permitted development and there should be no obstacle to certifying it as Lawful.