



Planning Statement

Unit 5 - Didcot Way Boldon Business Park NE35 9PD

On behalf of UKLE



Revision – P01
Date: 2nd December 2025



Planning Statement - (to accompany an Application for a Certificate of Lawfulness – Proposed Development)

1. Introduction

This statement supports an application under Section 192 of the Town and Country Planning Act 1990 for a Lawful Development Certificate (proposed) to confirm that the proposed detached substation enclosure would be lawful and does not require planning permission.

2. Site and Existing Lawful Use

The site comprises an established employment premises in lawful B2 (General Industrial) use. The proposed substation is required to provide electrical infrastructure necessary to support the continued operation of the undertaking from the existing premises.

3. The Proposed Development

The development comprises a small, detached substation enclosure (a modest “building/enclosure” accommodating electrical equipment) within the curtilage of the industrial premises. The enclosure would measure 4m x 4m (approximately 16m²) and be below 3.5m in overall height. It would be positioned more than 5 metres from all curtilage boundaries and sited so as not to reduce operational parking/turning provision.

4. Planning Law and Assessment – GPDO 2015 (as amended)

The proposal is assessed against Schedule 2, Part 7, Class H of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“GPDO”). Class H permits: “The erection, extension or alteration of an industrial building or a warehouse.”

The proposal is considered to fall within Class H as a small building/enclosure within the curtilage of the undertaking, required to support and enable the lawful industrial operation of the premises.

4.1 Class H – Limitations (H.1)

Class H does not permit development if any of the following limits are breached:

- Floorspace of a new building: must not exceed 200m² (or 100m² on Article 2(3) land / SSSI). The proposal is 16m², therefore compliant.
- Height of a new building: must not exceed 5m if within 10m of a curtilage boundary; otherwise it must not exceed the height of the highest building within the curtilage or 15m (whichever is lower). The proposal is <3.5m, therefore compliant.
- 5m boundary exclusion: no part of the development may be within 5m of any boundary of the curtilage. The proposal is confirmed as >5m from each boundary, therefore compliant.
- Parking/turning: the development must not lead to a reduction in space available for parking or turning of vehicles. The proposal is sited to avoid any loss of operational parking or turning areas, therefore compliant.
- Listed building: development is not permitted if it would be within the curtilage of a listed building (not applicable to the proposal).

4.2 Class H – Conditions (H.2)

Class H is permitted subject to conditions, including that the development is within the curtilage of an existing industrial building and that the resulting building is used only for purposes connected to the undertaking, including the carrying out of an industrial process for the undertaking and/or facilities ancillary to it. The proposed substation enclosure is located within the curtilage of the industrial premises and is solely to provide essential electrical infrastructure to serve (and enable) the undertaking; it would not introduce any separate, standalone planning unit or unrelated use.

5. Conclusion

Schedule 2, Part 7, Class H of the GPDO 2015 grants permitted development rights for “the erection, extension or alteration of an industrial building or a warehouse.” The proposed detached substation enclosure (4m x 4m; 16m²; <3.5m high) is a modest building/enclosure within the curtilage of a lawful B2 undertaking and meets the relevant Class H limitations, including being well below 200m², more than 5m from all boundaries, compliant in height, and causing no reduction in parking/turning. Accordingly, the proposal is considered to be permitted development under the GPDO.