

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0357.24

WARD: Cranham **Date Received:** 6th September 2024

ADDRESS: 2 Hedingham Road
Hornchurch

PROPOSAL: Certificate of lawfulness for single storey front porch extension

DRAWING NO(S): 2427.101
2427.201

RECOMMENDATION: It is recommended that a **Certificate of Lawfulness be issued** in accordance with the details given at the end of the report

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in face brick with small sections of render to front and rear under large windows. The application dwelling is neither a listed building nor within a conservation area.

DESCRIPTION OF PROPOSAL

The application seeks a Certificate of lawfulness for a single storey front porch extension which would measure approximately 1.1m deep, 2.7m wide and 3m high. The external floor area of the proposal would be 2.97 square metres.

RELEVANT HISTORY

ES/HOR 1716/ B / 58 - Houses - Approved.

CONSULTATIONS/REPRESENTATIONS

N/A.

RELEVANT POLICIES

Schedule 2, Part 1, Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015.

MHCLG Permitted development rights for householders Technical Guidance September 2019.

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

The erection or construction of a porch outside any external door of a dwellinghouse falls within class D and it is considered this part of the development is in accordance with this guidance in that:

- (a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the ground area (measured externally) of the structure would not exceed 3 square metres; .
- (c) any part of the structure would not be more than 3 metres above ground level; or .
- (d) any part of the structure would not be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

The proposed porch would comply with the above criteria under Class D.

For the reasons outlined above it is recommended that a certificate of lawfulness be issued in this instance. Development is permitted by Class D, subject to the following conditions being adhered to, under the informative section of this report.

KEY ISSUES/CONCLUSIONS

The proposed development is considered to be in accordance with the provisions of Schedule 2, Part 1, Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 and it is therefore recommended that a Certificate of Lawfulness be issued in this instance.

RECOMMENDATION:

It is recommended that **a Certificate of Lawfulness be issued** in accordance with the following details

1 Cert of Lawfulness - Reason for Approval Class D

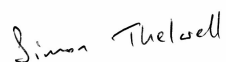
The operations come within the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, thereby not requiring planning permission.

INFORMATIVES

1 Cert of Lawfulness Building Regs Building Regulation Informative

This certificate provides confirmation that the development is lawful. You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

Authorising Officer:



Simon Thelwell

1st November 2024