HUNTINGDONSHIRE DISTRICT COUNCIL

24/02364/CLPD

OFFICER REPORT

Case No: **24/02364/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Proposed Replacement of Porch**

Location: **75 Pepys Road St Neots PE19 2EN**

Applicant: **Mr John Garrad**

Grid Ref: **519117 259873**

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for works relating to the erection of a porch. The proposed site is a two-storey terraced dwellinghouse located with a residential estate in St Neots.

The site does not have any relevant constraints and permitted development rights remain intact.

The plans submitted for the proposed development, reference "2099/2" received by the Local Planning Authority on 17th December 2024, indicate that the proposed porch will have a footprint of 2.97 square metres and will be 2.95 metres in height

NATIONAL GUIDANCE

The Town and Country Planning Act 1990

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

RELEVANT PLANNING HISTORY

No planning history relevant to this application.

CONSULTATIONS

No consultations required.

REPRESENTATIONS

None

SUMMARY OF ISSUES

The proposed porch must be assessed against The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to determine whether the proposals are 'permitted development' or would require an application to be submitted for planning permission.

Schedule 2 - Part 1 - Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the erection or construction of a porch outside any external door of a dwellinghouse subject to certain criteria set out within the Order.
The proposed development indicated on, "2099/2" received by the Local Planning Authority on 17th December 2024, would be permitted as it falls within the definition of an permits the erection or construction of a porch outside any external door of a dwellinghouse and because the following additional tests are satisfied:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
(b) the ground area (measured externally) of the structure does not exceed 3 square metres:
(c) No part of the structure is more than 3 metres above ground level;
(d) No Part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; and
(e) the dwellinghouse is not built under Part 20 of this Schedule (construction of new dwellinghouses).

Therefore, the proposed development of porch as detailed in plan references 2099/2" received by the Local Planning Authority on 17th December 2024, satisfies the criteria attached to Schedule 2 - Part 1 - Class D.

Therefore, Officers consider the proposed development would be permitted as set out in Schedule 2 - Part 1 - Class D.

CONCLUSION

In conclusion, the proposed works on submitted plan reference "2099/2" received by the Local Planning Authority on 17th December 2024, relating to the erection of a porch is considered to be permitted within the meaning of Class D, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended).

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 3883424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**