

ERECTION OF PORCH

AT

295 GUILDFORD ROAD, BISLEY, GU24 9AA

SUPPORTING PLANNING STATEMENT

TABLE OF CONTENTS

1. Introduction and background	3
2. Description of development proposed	4
3. Justification for the certificate of lawfulness	5
4. Conclusion	6

Ref. 22-063-CoL-03-A

Author: NG

1. Introduction and background

- 1.1 This report is written in support of an application for a Certificate of Lawfulness for a proposed porch. A full description of the proposal is set out in section 2 of this report.
- 1.2 295 Guildford Road is a detached bungalow in an established residential area. It is understood to benefit from permitted development rights as set out in the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015. Having regard to the Surrey Heath Borough Council's policies map, the property lies within the built-up area of Bisley. The site is not within a designated Conservation Area or an Area of Outstanding Natural Beauty and is not statutory listed.
- 1.3 The proposed loft conversion subject to this application for a Certificate of Lawfulness, will create a porch to the main entrance to the property.

2. Description of development proposed

- 2.1 The porch will be located at the front of the property serving the main entrance. It will have a footprint of 3m² and a maximum height of 2.6m.

3. Justification for the certificate of lawfulness

- 3.1 The development proposed under this Certificate of Lawfulness is for a new porch.
- 3.2 For dwellings that benefit from permitted development rights, 'The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended' (GPDO) grants planning permission for various types of development. This includes proposals for 'The erection or construction of a porch outside any external door of a dwellinghouse' as set out in Schedule 2, Part 1, Class D subject to the following restrictions and conditions:

Class D – permission is not granted under this class where:

- *Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).*
 - *The ground area (measured externally) of the structure would exceed 3 square metres;*
 - *any part of the structure would be more than 3 metres above ground level; or*
 - *any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.*
- 3.3 The proposed development subject to this Certificate of Lawfulness would meet all of the above restrictions by virtue of the fact that:
- 295 Guildford Road benefits from Permitted Development rights for extensions and alterations.
 - The porch has a footprint no greater than 3m².
 - The porch has a height of no greater than 3m.
 - It is more than 2m from the site boundary.

4. Conclusion

- 4.1 The proposal subject to this application for a Certificate of Lawfulness for a proposed porch meets all of the criteria for it to be considered Permitted Development as set out in the GPDO. Therefore the Surrey Heath Borough Council is respectfully requested to grant this Certificate of Lawfulness.