

ERECTION OF DETACHED CAR PORT AND A FRONT PORCH

AT

GREENACRE, BROADWAY ROAD, WINDLESHAM, GU20 6DA

SUPPORTING PLANNING STATEMENT

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1. Introduction and background

- 1.1 This report is written in support of an application for a Certificate of Lawfulness for the following proposed development at Greenacre, Broadway Road, Windlesham, GU20 6DA:
- Erection of a detached car port.
 - Erection of a front porch.
- 1.2 Greenacre is an existing detached dwelling which benefits from permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. Having regard to the proposals map of Surrey Heath Borough Council's Development Plan it is noted that the site is not within a designated Conservation Area or an Area of Outstanding Natural Beauty. In addition, the dwelling is not statutory listed.
- 1.3 Overall, the property has an area of approximately 0.21ha, with a curtilage to the dwelling of approximately 0.14ha.
- 1.4 A review of the Council's Planning Register does not provide a recent planning history for the site, with the most recent application on the site dating back to November 1978 for a single storey study and lounge extension.

2. Description of development proposed

- 2.1 This Certificate of Lawfulness relates to the following development.
- 2.2 Erection of a detached car port and a front porch. Each element is summarised as follows:
- Car port. This building will have a roof with a maximum height of 3.989m. In total the car port will measure 8.4m in width and 6m in depth.
 - Front porch. The front porch will have a maximum height of 3m and will measure 2.12m wide and 1.1m in length.
- 2.3 The proposed car port will have a floor area of 50.4m² and is of a size that can be considered to result in its use being incidental to the main dwelling as confirmed by the approval of many Certificate of Lawfulness applications in the area of this size.
- 2.4 The proposed front porch has a floor area of 2.332m², which is within the size threshold allowed under Permitted Development Rights.

3. Justification for the certificate of lawfulness

3.1 'The Town and Country Planning (General Permitted Development) (England) Order 2015' (GPDO) grants planning permission for various forms of development. This includes the erection of outbuildings (Schedule 2, Part 1, Class E) and the erection of porches (Schedule 2, Part 1, Class D).

3.2 The GPDO grants planning permission for the provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, under Schedule 2, Part 1, Class E is subject to the following restrictions:

- 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).
Comment: This is not applicable in this case.
- The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
Comment: The proposed car port would cover an area of 50.4m², which is significantly less than 50% of the total area of the curtilage of the original dwellinghouse.
- Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
Comment: The proposed car port would not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- The building would have more than a single storey.
Comment: The car port would not be more than a single storey.
- The height of the building, enclosure or container would exceed
 - 4 metres in the case of a building with a dual-pitched roof,
 - 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - 3 metres in any other case;
 - the height of the eaves of the building would exceed 2.5 metres.**Comment: As indicated in the submitted plans, the car port would not be located within 2 metres of the boundary of the curtilage. It would have a dual-pitched roof, with a maximum height of 3.989m and an eaves height of 2.1m.**

- The building, enclosure, pool or container would be situated within the curtilage of a listed building.

Comment: This is not applicable in this case.

- It would include the construction or provision of a verandah, balcony or raised platform.

Comment: This is not applicable in this case.

- It relates to a dwelling or a microwave antenna or storage container with capacity in excess of 3,500 litres.

Comment: This is not applicable in this case.

3.3 With regards to the erection of porches, the GDPO permits the erection of a porch outside any external door of a house, subject to the following:

- 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).

Comment: This is not applicable in this case.

- The ground area (measured externally) or the structure would exceed 3 square metres.

Comment: The ground area of the proposed front porch would have a ground area of 2.332m², and as such complies with this requirement.

- Any part of the structure would be more than 3 metres above ground level;

Comment: As indicated in the submitted plans, the proposed front porch does not exceed 3 metres.

- Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Comment: The proposed porch is not within 2-metres of any boundary of the curtilage of the dwelling house with a highway.

3.4 Therefore, as identified the car port and front porch will meet all of the criteria to enable them to be classed as permitted development.

4. Conclusion

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