

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3029	Case Officer:	Peter Davies
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Enclosed Porch to front elevation		
Site:	110 Heathcote Drive, East Grinstead, West Sussex, RH19 1NQ, , , ,		
Validation Date	12 Dec 2024	Overall Expiry Date:	7 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Jan 2025
Target Date:	6 Feb 2025	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	3 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3029

**110 Heathcote Drive, East Grinstead, West Sussex, RH19 1NQ, , ,
Enclosed Porch to front elevation
Mrs M Metters**

PARISH COUNCIL OBSERVATIONS

No comment.

REPRESENTATIONS

None received.

INTRODUCTION

This application seeks a lawful development certificate for a front porch.

SITE AND SURROUNDINGS

The application property is a detached bungalow located on the north side of Heathcote Drive, within the built-up area boundary of East Grinstead.

The application property has a hipped roof and is constructed from brick with plain roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking and an attached garage to the side of the property. The locality is characterised by mostly detached bungalows with some two storey dwellings of a similar form and design.

APPLICATION DETAILS

The proposed porch would be located on the south side of the dwelling with a width and depth of 2.26 metres and 1.26 metres. The porch will have a flat roof with a height of 2.40 metres. The materials will match the existing dwelling.

LEGAL FRAMEWORK

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 1 Class D Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted Development

Class D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

- (b) the ground area (measured externally) of the structure would exceed 3 square metres;
- (c) any part of the structure would be more than 3 metres above ground level; or
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact for the element proposed. The property is not subject to an Article 4 Direction or located on Article 2(3) land.

The proposed enlargement would be situated within the curtilage of the dwellinghouse and the location and dimensions of the proposal complies with applicable criteria of Class D. The exterior materials of the proposed enlargement would be similar in appearance to the materials of the exterior of the existing dwellinghouse.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class D of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Peter Davies