

PLANNING STATEMENT

Application for a Lawful Development Certificate (Proposed)

Construction of a Front Entrance Porch and Relocation of the Front Entrance Door

1. Introduction

This statement has been prepared in support of an application for a **Lawful Development Certificate (Proposed)** under **Section 192 of the Town and Country Planning Act 1990 (as amended)**.

The proposal relates to the construction of a modest front entrance porch and the relocation of the existing front entrance door to improve the functionality, accessibility and weather protection of the dwelling.

The application seeks confirmation that the proposed development is lawful and does not require planning permission.

2. Existing Property

The property comprises an existing lawful single dwellinghouse (Use Class C3) with established residential use.

The proposed works are limited to alterations to the principal entrance and do not involve any change of use.

3. Proposed Development

The proposal includes:

- Construction of a new single-storey front entrance porch.
- Relocation of the existing front entrance door.
- Associated alterations to the front elevation.
- New timber-framed entrance door and glazing to complement the character of the existing dwelling.

- External materials to match the existing dwelling where appropriate.

The proposal has been carefully designed to remain subservient to the existing dwelling while improving the entrance and protecting the doorway from the weather.

4. Permitted Development Assessment

The proposal is considered to constitute Permitted Development under:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Schedule 2, Part 1, Class D – Porches.

The proposed porch complies with the relevant limitations and conditions of Class D, including:

- External ground area not exceeding **3 square metres**.
- Overall height not exceeding **3 metres** above ground level.
- No part of the porch is within **2 metres of any highway**.
- The property benefits from Permitted Development rights.

The relocation of the entrance door forms part of the proposed alterations associated with the new porch and does not alter the lawful residential use of the property.

5. Design

The porch has been designed to respect the proportions and appearance of the existing dwelling.

Materials have been selected to complement the existing property, including:

- Timber-framed entrance door and glazing.
- Roof finish to match the existing dwelling.
- Render and external finishes to match the existing property.

The proposal is modest in scale and integrates sympathetically with the existing architecture.

6. Conclusion

It is considered that the proposed development complies with the requirements of **Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**.

The proposed porch and associated relocation of the front entrance door constitute lawful development for which planning permission is not required.

Accordingly, this application respectfully requests that the Local Planning Authority grants a **Lawful Development Certificate (Proposed)** under **Section 192 of the Town and Country Planning Act 1990 (as amended)**.