

Lawful Development Certificate Proposed Use - Statement The Hollies, White Post Lane, Sole St, Gravesend DA13 9AX

Property Type: The Hollies White Post Lane is a detached dwellinghouse.

Material Consideration: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Permitted development rights for householders Technical Guidance:

Class D - porches

This provides permitted development rights for the erection of a porch outside any external door of a house.

D1. 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 (change of use)*

The erection of a porch is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

(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*

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Permitted Developments Rights Restrictions - Assessment

Is the house subject to any of the below:

Article 2 (3) Land (AONB, Conservation Area)	- No
Article 4 Direction	- No
Permitted Development Rights Removed/Restricted	- No

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

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) – Not Applicable*
- (b) *The ground area (measured externally) of the structure would exceed 3 square metres – Not applicable, area does not exceed 2.95sqm*
- (c) *Any part of the structure would be more than 3 metres above ground level; or N – Not applicable, No higher than 3m from adjacent lowest ground level.*
- (d) *Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or – Not applicable.*
- (e) *the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – Not applicable.*

Therefore our conclusion is that the development complies with Schedule 2, Part 1, Class D of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED.