APPLICATION NUMBER: 21/00290/CPL

Application Number:	**21/00290/CPL**
Location:	18 Arundel Street, Rochdale, OL11 1QN
Proposal:	Application for a certificate of lawfulness for a front porch
Applicant:	Mr Muhammad Waseem
Case Officer:	Mr M Farooq
Recommendation:	**Grant**

Location

The application refers to no.18 Arundel Street, a two storey mid-terrace dwelling located on a row of architecturally similar dwellings in the Milkstone and Deeplish ward. The dwelling faces north-west on to the highway and faces the junction with Hardwicke Street. It is adjacent to no.16 to the south-west and no.20 to the north-east. The rear boundary of curtilage borders the rear of the properties on Prospect Street.

Description of Proposal

The proposed development refers to an application for a certificate of lawfulness for a front porch. This will be constructed with a pitched roof, with a maximum height of 2.9m. The proposed porch will project 1m from the front wall of the host dwelling with a width of 1.65m.

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes

Relevant History:

02/D40517 – Single Storey Rear Extension To Dwelling
Granted Subject to Conditions

20/01228/HOUS – Single storey front extension
Refused

21/00049/CPL – Application for a certificate of lawfulness for a front porch
Withdrawn

Permitted Development Rights removed?	No

Representations

In accordance with the Council's code for publicity for this type of application, no letters of notification have been issued.

Legislation and Guidance

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

Permitted development rights for householders – Technical Guidance (April 2017)

Assessment (Class D)

Class D of Part 1 of the Schedule to the GDPO allows for the erection or construction of a porch outside any external door of a dwellinghouse subject to it not being contrary to any of the following criteria:

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)

☑ **Complies**

☐ **Does Not Comply**

b) The ground area (measured externally) of the structure would exceed 3 square metres

☑ **Complies**

☐ **Does Not Comply**

The proposed new porch extension will be 1.65 square metres.

c) Any part of the structure would be more than 3 metres above ground level

☑ **Complies**

☐ **Does Not Comply**

The proposed new porch extension will be 2.9m above 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

☑ **Complies**

☐ **Does Not Comply**

The proposed development will be at least 2 metres away from any boundary of the curtilage of the dwellinghouse with a highway.

Recommendation: Grant

The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Notes for applicant:

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan
- 1654/1 B
- 1654/2 B

	Date	**Officer**
Report Completed	22/03/2021	Signed: ES
Authorisation	26/03/2021	Signed: AT

Report Author Emily Sykes