

Officer's Report

Application Number	HGY/2023/1064
Type	Lawful development: Proposed use
Location	162 Gladesmore Road, Tottenham, London, N15 6TH
Proposal	Certificate of lawful development for proposed front porch
Case Officer	Kwaku Bossman-Gyamera
Valid Date	18/04/2023
Applicant	Mr Yoel Deutsch
Agent	Mr Shane Jell

RECOMMENDATION

Permitted Development

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Class D: Porches

A certificate of lawfulness for a porch can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class D 'The erection or construction of a porch outside any external door of a dwellinghouse'.

Development is permitted by Class D subject to the following conditions:

(a) 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);

Not applicable.

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

Complies – The ground area (measured externally) will be 2.75 square metres.

(c) any part of the structure would be more than 3 metres above ground level; or

Complies – The structure will not be higher than 3m.

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Complies – The structure will be within 2 metres of any boundary.

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.