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I. INTRODUCTION

This statement has been prepared in support of a full planning application for construction of a single storey porch to the front of the existing property.

This statement should be read in conjunction with the following application drawings:

321 P-00 – Site Location Plan

321 P-01 – Existing Plans & Elevations

321 P-02 – Proposed Plans & Elevations

321 P-03 – Proposed Block Plan

2. PROJECT CONTACTS

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3. PLANNING

The proposal is to construct a single storey enclosed porch to the front of the existing house. To the best of the Applicant's knowledge, Permitted Development Rights remain intact and a porch could be constructed under the General Permitted Development Order Schedule 2, Part 1, Class D rights. However, the proposal marginally exceeds the limits of Class D and so planning permission is sought.

1 Scott Road is a brick-built semi-detached property facing towards Derby Road. It's siting means the application property fronts onto a front garden of circa 11m depth, followed by a triangular highway verge of circa 30m depth. The highway verge contains mature trees which screen longer distance views of the application property and, in particular, make it hard to view the conjoined properties as a pair.



The application property has a small projection with pitched roof over containing the entrance door. This sits centrally within the front elevation. The projection is only 475mm deep, opening directly into a small hallway and staircase.

The Proposal

It is proposed to remove the existing front projection and to construct a new enclosed porch of similar appearance in its place. The proposed porch would be brick-built with a pitched roof over. A new front door is positioned centrally in the porch with windows positioned symmetrically either side.

Permitted Development and the need for Planning Permission

The General Permitted Development Order Schedule 2, Part 1, Class D permits the construction of a porch up to 3m² in area and 3m in height. The maximum width of the proposed porch is 2.55m and is dictated by the windows to either side – any wider and the eaves would cross the existing windows. Therefore, a depth of 1.18m at this width would give a total area of 3m². The proposal is to construct a porch with a total depth of 1.45m and a width of 2.55m, giving a total area of 3.7m². As the floor area exceeds that permitted by Class D, Planning Permission is required.

Given that planning permission is required, the applicants has also taken the opportunity to increase the maximum height of the proposed porch to 3.4m, compared to the 3m permitted by Class D. This allows the pitch of the porch roof to match the existing roof pitch over the main house and thereby remain more closely in keeping with the host property.

Appearance

The proposed porch would be brick built, closely matching the form and style of the existing front projection. A tiled pitched roof is proposed to match the existing main roof and to remain in keeping with the original property.

The front door and windows are arranged centrally, maintaining the symmetrical appearance of the house. Overall, the proposed porch would be marginally wider, deeper and taller than the existing front projection whilst retaining the same proportions, appearance and style.

Impacts

As set out above, the proposal only marginally exceeds what is permissible under Class D Permitted Development, being 0.27m deeper and 0.4m higher than a porch that could be constructed under those Permitted Development Rights. These minor enlargements have no detrimental impact in terms of appearance, and the proposal remains closely in keeping with the original property.

Conversely, they allow the construction of a more useable space which is more appropriate to the original property by virtue of the steeper roof pitch.

The porch would be constructed to modern standards of insulation and acts as a draught lobby to restrict heat loss from the existing house.

Although the application property fronts onto Derby Road, the presence of mature trees means there are limited public views of the proposal, generally at shorter distances.