

Planning Statement

16 Nimrod Drive, Hatfield, AL10 9LS

This proposal involves the addition of a porch to the original dwelling, as it stood when it was built new.

This is only possible if the proposal complies with the criteria established in Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development is not permitted by Class D.1 if:

(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);

The proposal complies with this criterion.

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

The proposal complies with this criterion.

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

The proposal complies with this criterion.

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

The proposal complies with this criterion.

Conclusion

With the above in mind, this proposal should be permitted development by virtue of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015.