

# Peter Hitchen Architects

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
24 May 2024

**PROPOSED NEW PORCH CONSTRUCTION  
AT  
61 SALTHILL ROAD, CLITHEROE**



This statement details the relevant permitted development class which the proposal relates to in order to support the Lawful Development Certificate application to RVBC for the new porch construction to the existing terraced house in order to validate the submission and allow the case officer to assess all the facts. The following should be read in association with the application drawings.

### **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.

N/A

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

**The ground area of the porch is 1.395 sqm**

(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

**The porch is 3m maximum height to the top of the parapet construction and it is 2m from the boundary to the highway.**

