

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02203/LDCP	Side porch	4 Arch Road Great Wymondley Hitchin Hertfordshire SG4 7EP

Submitted Plan Nos

LD-03 Location plan LD-01 LD-02

1.0 Policies

2.0 Site History

16/01224/1HH - Single storey detached outbuilding as garage/workshop – Approved 12/07/16.

16/00742/1PUD - Single storey detached garage/workshop and music room – Withdrawn
03/05/16.

95/01301/1HH - Two storey rear extension and front entrance porch – Approved 08/01/96.

80/00784/1 - Erection of two storey side extension following demolition of existing single storey extension – Approved 19/05/80.

23/02585/FPH Part two storey and part single storey side extension, replacement flat roof over existing rear extension and front porch canopy. Alterations to fenestration REFUSED

24/02577/FPH Erection of office/gym outbuilding adjoining existing garage. CP

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling with a pitched roof. The site is part of a small group of other dwellings in a rural area. The site is within the Green Belt, and a Conservation Area.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the erection of a side porch.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1 as amended.

D. The erection or construction of a porch outside any external door of a dwellinghouse.

4.3.2 **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 proposal is compliant with this criterion.

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

The proposal is compliant with this criterion.

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

The proposal is compliant 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 is compliant with this criterion.

4.4 Conclusion

4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposal constitutes permitted development by virtue of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Proactive Statement:

A Certificate of Lawfulness (proposed) can be issued on the basis that the proposal constitutes permitted development by virtue of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 10 October 2025	