

Expiry: 6/7

Development Management – Delegated Officer Report

Application Number: AWDM/0559/26

Recommendation – APPROVE

Site: 126 Eastern Avenue, Shoreham

Proposal: Application for Certificate of Lawfulness for proposed enlarged front porch.

Site visit: N

Proposal, Site and Surroundings

This is a semi-detached inter war 2-storey house on the east side of Eastern Avenue. This is not a Listed Building or located in a Conservation Area.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class D – porches

Permitted development

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

Development not permitted

D.1 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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: N/A

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

Analysis: The ground area of the porch is 3 sqm (excluding the width of original south side wall).

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

Analysis: The porch is 2.41 metres in height

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

Analysis: The porch would be more than 2 metres from the boundary with Eastern Avenue

or (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: N/A

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Class D of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: MOK

Date: 9/6

Authorised by: Peter Barnett

Date: 9 June 2026