



## Class D

The erection or construction of a porch outside any external door of a dwelling house.

## Summary

### Erection of a porch

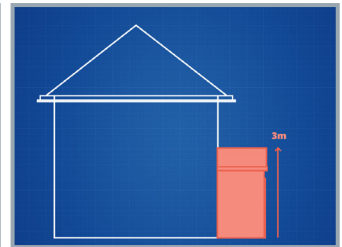
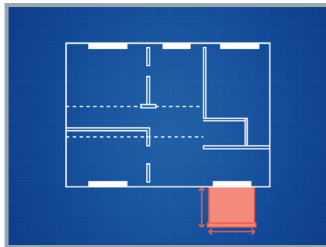
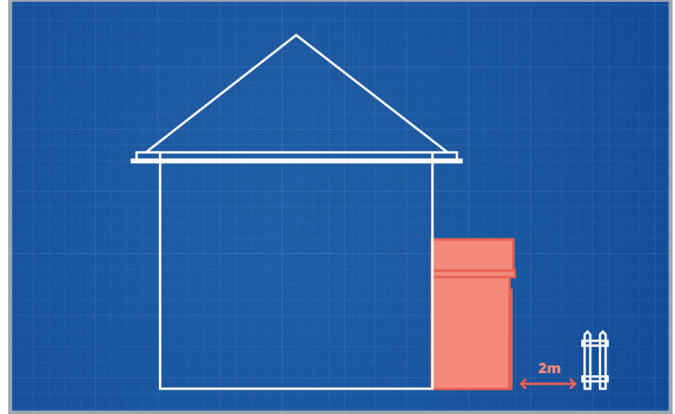
Adding a porch to any external door of your house is considered to be permitted development, not requiring an application for planning permission, provided the following limits and conditions are met:

1. Ground area of the porch, measured externally, not to exceed three square metres.
2. Highest part of the porch not to exceed three metres.
3. No part of the porch to be within two metres of any boundary that fronts a highway.

### Important note

The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings. You should check with your Local Planning Authority whether permitted development rights apply – they may have been removed by what are known as Article 4 directions.

Other consents may be required if your house is listed or in a designated area.



### Wales

This guidance relates to the planning regime for England. Policy in Wales may differ. Contact your local planning authority for further information.

### Building Regulations

Building a porch at ground level and under 30 square metres in floor area is normally exempt from building regulations provided they meet a number of conditions.

### Disclaimer

Users should note that this is an introductory guide and is not a definitive source of legal information.

### Definitions of terms used in this guide:

'Original house' - The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

'Designated land' - Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.