BRETT INCORPORATED
PLANNING AND DEVELOPMENT SERVICES
LIMITED

16 May 2024
Our Ref.: 0939.86

Dear Tamara,

Certificate of Lawfulness for a Proposed Use or Development (CLPUD) for a porch and chimney stack at 1 Bayley Paddock, Mill Lane, Littleworth RH13 8JU

I enclose herewith a CLPUD seeking formal confirmation that the front porch and brick built chimney with stack shown on the attached floor and elevation plans are permitted development under Classes D (porches) and Class G (chimneys) of Part 1 of Schedule 2 of the May 2024 consolidated version of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

You will be aware that this dwelling benefits from the full suite of domestic permitted development rights that remain intact, not having been removed by planning condition on the permission for the dwelling itself or any subsequent permission affecting the property nor is the property within an area subject to an Article 4 Direction restricting domestic permitted development rights.

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

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This porch will be outside an existing external door of a dwelling that did not arise from permitted development change of use, will have an external ground area of less than 3 square metres, will have an overall height less than 3 metres above ground level, is not within 2 metres of any boundary of the curtilage of the house with a highway and is not a house built under permitted development rights set out in Part 20 of the GPDO. Accordingly, this porch will not breach any of the Class D.1 limitations and will comprise permitted development.

Class G The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development is not permitted by Class G if the dwelling arose through permitted development rights regarding change in use, if the chimney would exceed the highest part of the roof by 1m or more, in the case of a dwelling on article 2(3) land (includes a conservation area, AONB, National Park or a World Heritage Site) the chimney would be erected on a wall that fronts a highway and forms either the principle or a side elevation or the dwelling was built under permitted development rights for the construction of new dwellings.

The proposed chimney will not offend any of the above limitations and therefore will comprise permitted development once the wall to which it will be attached is substantially complete, at which point it will, in law, constitute part of the original dwelling to which it will be atatched.

I trust this clarifies the matter but should you require any further information then please do not hesitate to contact me.

Yours sincerely,



Simon Brett