

DO I NEED PLANNING PERMISSION FOR A PORCH?

You will not require planning permission for a porch providing that:-

1. The porch will not exceed 3 square metres in area when measured externally;
2. The height of the porch will not exceed three metres above ground level;
3. No part of the porch is within 2 metres of any highway (road, footpath, service road or garage court);
4. There is not a planning condition attached to the original planning consent for the property, stating that no porches or additions to the house can be erected without the prior approval of the local planning authority. If you are not certain please check with the planning division;
5. The property is not in an area within which an Article 4 Direction is in force, such as a conservation area. If you are not certain please check with the planning division.



IN ADDITION;

If the proposed development is not wholly within land in your ownership (this includes guttering and foundations) planning permission will automatically be required.

If your property is a council house or a former council owned house then please consult this council's legal division, as your property may be covered by a restrictive covenant.

If you require further information please write to:

Development & Neighbourhood Services Planning Services

Gloucester House
72 Church Road
Stockton-on-Tees
TS18 1TW

or telephone: (01642) 526022