

Self Assessment Form C

Do I Need Planning Permission For A Porch? (Class D)

If the proposal is for a flat, maisonette, house of multiple occupancy (a dwelling house occupied by 3 or more unrelated individuals who share basic amenities), mobile home or to develop a commercial property please contact the planning department as **this form will not apply**. This form does not determine the requirement of [Building Regulations Approval](#) which comes under different legislation.

From 1st October 2008 a porch on the external door of a house will be permitted development, **not** needing planning permission if you answer “**NO**” to **ALL** of the following questions and there are no planning restrictions removing such rights on your property. For information see “Guidance” below or for more information refer to our website www.trafford.gov.uk/planning

Is the development proposal:-			
1	ground floor area exceeding 3 square metres when measured externally?	Yes	No
2	above 3 metres high measured from external ground level?	Yes	No
3	within two metres of any boundary with a highway?	Yes	No

If you have answered “YES” to questions 1, 2 or 3 then your proposal is classed as an extension and you should complete the Planning Permission for Extensions Form A to determine whether planning permission is required.

Notes and Guidance

Disclaimer: The information and advice contained in this form is **NOT** a formal determination under S192 of the Town and Country Planning Act 1990. If you require a written determination on the requirement for planning permission an application for a Certificate of Lawful Proposed Development is required to be submitted with the relevant fee and documentation. The application form together with guidance can be downloaded from our website www.trafford.gov.uk/planning or you can also make an online application through the [Planning Portal](#). Applications for Planning Permission can also be submitted this way. To view the

legislation please follow this link to [The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(No. 2\) \(England\) Order 2008](#) (Refer to Class D)

Guidance: 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 and you should check that there are no restrictive conditions on any planning decision relating to the property. Please follow this link to our [interactive maps](#) where you can check planning history, if "Permitted Development Rights" have been removed or if your property is in a Conservation Area or is a Listed Building. If your house is a Listed Building then Listed Building Consent is likely to be required even if planning permission is not necessary.

In most cases, the **principal elevation** will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway.