

PLANNING STATEMENT IN SUPPORT OF
APPLICATION FOR LAWFUL DEVELOPMENT
CERTIFICATE

FOR:

2 Woodgate Road,
Woodgate,
Chichester
West Sussex
PO20 3SX

Statement of Case

This document seeks to support the application for a Lawful Development Certificate. The proposals are in compliance with the criteria as set out for a Class B and Class C development in the Permitted Development for householders - Technical Guidance.

Site

Woodgate Road is located off the A29 Lidsey Road, between Lidsey and Aldingbourne just south of the Woodgate level crossing. The site is not situated on article 1(5) land nor is it a site of special scientific interest.

Use

According to the deeds the property was constructed in the mid 1950's and has remained as a private residential property to date. The existing property is a semi detached bungalow which has had no previous additions to the footprint or alterations, or extensions to the existing roof space.

The proposal is to create a new master bedroom with en-suite accommodation within the existing loft space.

No change of use is proposed as part of this application.

Amount

A rear dormer also forms part of the proposed works and will have a volume of circa 14m³ which is substantially below the 50m³ allowance for detached and semi-detached properties.

Scale

The new rear dormer will not exceed the height of the highest part of the existing roof.

The two new pitched rooflights to the principal elevation will not protrude more than 150mm beyond the plane of the existing roof slope (Class C).

No veranda, balcony or raised platform has been proposed.

The eaves below the proposed dormer will be retained and have a measurement along the original roof slope greater than 20cm.

The proposed pitched roof window to the side elevation will have obscured glazing to privacy level 3 and will be above 1.7m from the new floor level to allow for opening.

Appearance

The existing property comprises red facing brickwork and low profile interlocking concrete roof tiles with white u-PVC windows.

Schedule of Proposed Materials:

Walls

- Plain tile hanging in a colour to best match the existing roof

Windows - including rooflights

- UPVC and PPC aluminium frames

Roof

- GRP membrane