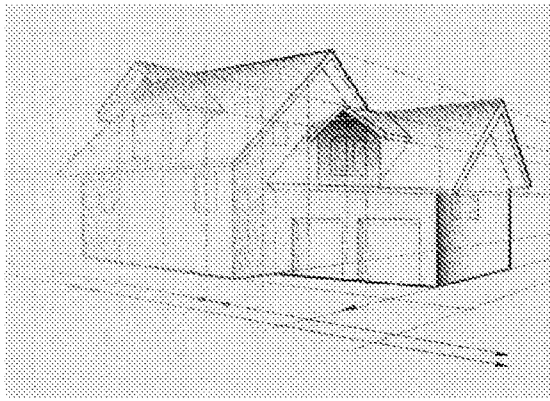




Tecspect

17 Berriedale Drive, Sompting, Lancing, West Sussex BN15 0LE

Email  85

18TH February 2022

PLANNING STATEMENT

FOR

LAWFUL DEVELOPMENT APPLICATION

FOR

REAR DORMER & SINGLE STOREY REAR EXTENSION.

AT

**45 IVY LANE
WESTERGATE,
WEST SUSSEX.
PO20 3RE**

1. Introduction

The proposed alterations will provide a rear dormer & single storey rear extension to the rear of a semi-detached house.

2. Assessment of physical context

The site is a semi-detached house in a residential area with an enclosed rear garden.

The site and building is not of listed status or in a conservation area.

The site is generally level with a slight fall from front to rear.

The surrounding area is residential.

There are no significant trees on or around the site.

The site perimeter consists of a timber fence to rear and sides.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building constructed in face brick walls, with pitched tiled roof. The windows and doors are double glazed PVC.

3. Social/economic context and planning context

The extension is within the limits set for permitted development for a detached dwelling.

The maximum height is 3m to the top of the flat roof from adjacent ground level. The building extends 5.20m from the back face at the rear of the property and 3.5m from the forward face.

Materials used will match the main house with a flat roof on both the single storey extension and the dormer. Dormer will have tiled cheeks to match the existing roof.

Due to the nature of the work there will be no increase in traffic movements.

4. Sunlight

The new layout will have no detrimental effect on any adjacent buildings.

This Planning Statement is submitted in support of an Application for Lawful Development Permission made on behalf of Ms Victoria Groves.

Prepared By DB

February 2022