

Statement in support of Application for A Lawful Development Certificate

Proposed Rear Dormer

29 Lime Avenue, Westergate, Chichester, West Sussex PO20 3UF

Clients: Mr P & Mrs M Babonau

Application Site

29 Lime Avenue is a two bedroom two storey semi-detached house built as part of a residential estate.

Current Proposal

It is proposed to form a room in roof in the roof of the existing house to form a additional bedroom with Velux style rooflights in the front roof slope and a flat roofed rear dormer to the rear roof slope.

The rear dormer will be constructed with tile hung walls using tiles of colour to match the existing roof tiles.

The proposed works are considered to be permitted development by virtue of Schedule 2, Part 1, Class B and Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 in particular:

- The dormer roof will be below the ridge line of the existing house
- The dormer is on the rear elevation
- The volume of the dormer extension is less than 50m³ – (20.8m³)
- They do not consist of or include the construction of a verandah, balcony or raised platform
- The works do not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- The dwelling is not on article 2(3) land
- The dormer will be constructed with tile hanging of colour to match the existing roof tiles
- The eaves of the existing roof are maintained
- The rear wall of the dormer will be in excess of 200mm from the eaves

- The dormer will not extend beyond any of the existing external walls
- No side window is proposed
- The Velux rooflights to the front elevation will not protrude more than 150mm above the tiles on the original roof slope

08 June 2021