

CERTIFICATE OF LAWFUL DEVELOPMENT

DEMOLISH EXISTING GARAGE &
CONSERVATORY AND REPLACE WITH NEW
REAR EXTENSION TO FORM A LIVING/
DINING ROOM

Site Address:
36 Carlton Avenue
Rose Green
Bognor Regis
PO21 3LR

Ref: COUNT/CAv/36/LDC

PLANNING STATEMENT



COUNTERPOINT
P R O P E R T I E S L I M I T E D

34 The Drive | Craigwell | West Sussex | PO21 4DU

PLANNING STATEMENT

Existing Use

The existing dwelling house at 36 Carlton Avenue, Rose Green PO21 3LR is a 2 bedroom detached bungalow constructed in the late 1950s.

A single storey flat roof rear extension to the master bedroom and a garage were constructed in the 1960s; planning permission was granted for these extensions under BR/161/62/AB & BR/161/62/B.

Proposed Extension

It is proposed to demolish the existing garage and rear conservatory and replace with a new rear extension to form a living/dining with pitched mansard roof.

The proposed development constitutes permitted development under Class A as defined by Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that covers the enlargement, improvement or alterations to an existing house.

The proposal meets the restrictions, limitations and conditions set out under Class A of the Act as follows:

<i>Clause</i>	<i>Description</i>	<i>Pass/Fail</i>
A.1 a)	Permission was not granted only by virtue of Class M, N, P, PA & Q	Pass
A.1 b)	The total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage	Pass
A.1 c)	The height of the extension would not exceed the highest part of the existing roof	Pass
A.1 d)	The height of the eaves of the extension would not exceed the eaves of the existing dwellinghouse	Pass
A.1 e)	The extension would not extend beyond the principal elevation or that fronting a highway	Pass
A.1 f)	The extension would be single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 4m and exceed 4m in height	Fail See (g)
A.1 g)	The extension would be single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 8m or exceed 4m in height	Pass

Contd.

<i>Clause</i>	<i>Description</i>	<i>Pass/Fail</i>
A.1 h)	The extension would not have more than a single storey	Pass
A.1 i)	The extension would be within 2 metres of the boundary but the height of the eaves of the extension would not exceed 3m	Pass
A.1 j)	The extension would extend beyond the side elevation of the original dwellinghouse but would not exceed 4m in height, be single storey and be less than half the width of the original dwellinghouse	Pass
A.1 k)	The extension does not include the construction of a verandah, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration of a chimney, flue or SVP; and the alteration of any part of the roof of the original dwellinghouse	Pass*
A.2	The dwellinghouse is not on article 2(3) land	Pass
A.3 a)	The materials used in all exterior work shall be of similar appearance to those use in the construction of the existing dwellinghouse	Pass
A.3 b)	There are no upper floor windows in a wall or roof slope	Pass
A.3 c)	The extension does not have more than a single storey	Pass

** although some of these items are not permitted under Class A of the order some may be permitted under other classes subject to the limitation and conditions set out in those classes*