

**Planning statement for Certificate of Lawful Development at
38 Carlton Avenue, Bognor Regis, PO21 3LP**

The proposed application falls in line within the guidance for lawful development.

The proposed loft conversion and internal alterations are within the building with no change to the volume of the building.

There is no change to access to the above property and will not affect the existing streetscape.

No right of way or right of light will be affected to the neighbouring properties.

The proposed materials are of similar appearance.

It is considered the application is Lawful.