



**18 PEMBROKE WAY
ALDWICK
BOGNOR REGIS
WEST SUSSEX
PO21 5PX**

**STATEMENT TO ACCOMPANY APPLICATION FOR
CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**

August 2018

**Sloane and Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX**

INTRODUCTION

The proposals comprise the construction of a two storey rear extension which can be carried out under householder permitted development as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended. This statement sets out the reasons why planning consent would not be required for this work.

REASONS FOR COMPLIANCE

This work can be carried out within householder permitted development rights based on the following criteria:

Class A1 -

- (a) The dwellinghouse has not been granted consent to be used as a dwellinghouse only by virtue of Class M, N, P, PA or Q of Part 2;
- (b) The proposed work would not result in the total area of ground covered by buildings exceeding 50% of the total area of the curtilage;
- (c) The height of the proposed extension would not exceed the highest part of the roof of the existing house;
- (d) The height of the eaves of the proposed extension would not exceed the height of the eaves of the existing house;
- (e) The proposed extension would not extend beyond a wall which fronts a highway, and either forms the principal elevation or a side elevation of the original dwellinghouse;
- (f) The proposed extension would not comprise a single storey extension which extends beyond the rear wall of the original dwellinghouse by more than 4 metres nor exceed 4 metres in height;
- (g) The property is not located on article 2(3) land. Part G is not relevant as the extension would extend no more than 4m from the rear wall of the original dwellinghouse and accordingly would comply with part h of this schedule.
- (h) The proposed extension would have more than a single storey, but would not extend beyond the rear wall of the original dwellinghouse by more than 3m. Neither would the extension be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.
- (i) The proposed extension would be within 2 metres of the curtilage at ground floor level only, here the eaves height would be no more than 3m; at first floor level the proposed extension will be more than 2m from the curtilage and the eaves height would match the existing dwellinghouse.

- (j) The proposed extension would not extend beyond a side elevation of the original dwellinghouse.
- (ja) The total enlargement would not exceed the limits set out in sub-paragraphs (e) to (j).
- (k) The proposed work would not include a veranda, balcony, raised platform, microwave antenna. The proposed removal of the chimney and the installation of a soil vent pipe would be permitted development under Class G subject to the limitations and conditions set out in those classes.

Class A2 – The dwellinghouse is not located on article 2(3) land.

Class A3 –

- (a) All materials used in the exterior work of the proposed extension shall be of a similar appearance to those used on the exterior of the existing dwellinghouse.
- (b) There will be two new windows on the upper floor of the side elevation of the dwelling house. These two windows will be obscure glazed to a minimum level 3 and will not have opening parts lower than 1.7m from the floor level.
- (c) The enlarged part of the dwellinghouse will have the same roof pitch as the original dwellinghouse as far as reasonably practicable.

Class B – This relates to the enlargement of a house consisting of an addition or alteration to its roof and is not relevant to the proposals for a two storey rear extension.

Class C – This is not relevant as it relates to any other alterations to the roof.

Class D – This is not relevant as it relates to the construction of a porch outside an external door.

Class E – This is not relevant as it relates to buildings and other development within the curtilage of a dwelling house.

Class F - This class is not relevant as it relates to hard surfacing within the curtilage of the house such as driveways.

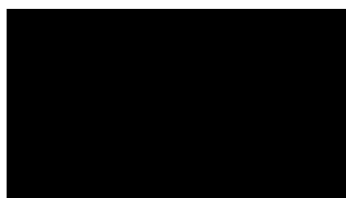
Class G – This clause will permit the removal of the existing chimney stack as proposed. It will also permit the installation of a soil vent pipe as long as the height does not exceed 1m

above the highest part of the roof. The dwellinghouse is not on article 2(3) land and therefore the position of the soil pipe is not controlled.

Class H – This class is not relevant as it relates to the installation, alteration or replacement of a microwave antenna.

SUMMARY

For the reasons set out above, the proposed two storey rear extension can be carried out within householder's permitted development rights.



KM Sloane BSc. MRICS
Director

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