

Planning Statement

Application for certificate of lawfulness for a proposed enlarged rear dormer to replace an existing dormer on the western elevation of the property

Site Address:
10 Gunwin Court
Bognor Regis
West Sussex
PO21 4BW

For & on behalf of:
Mr A Pink
10 Gunwin Court
Bognor Regis
West Sussex
PO21 4BW

Ref: AP1/PS/17

1.0 Introduction & Statement

This planning statement supports an application for a certificate of lawfulness for a proposed enlarged rear dormer to replace an existing dormer on the western elevation of the property at 10 Gunwin Court.

The proposed development would comprise of an enlarged dormer where the additional volume of the new space created is only 19.71 cubic meters.

The distance from the eaves to the proposed enlarged dormer is 650mm.

The roof line of the proposed enlarged dormer is well below the height of the main roof ridge line, which remains as existing.

The materials and external appearance of the proposed enlarged dormer will match the existing and be tile hung. The window are to be white uPVC and will match the existing.

No part of the proposed enlarged dormer extends beyond the original house.

The maintenance and creation of a warm deck flat roof to existing flat roof extension including the increased roof height so ensure internal ceiling heights match the main house also form part of this proposed work. The materials used are to match the existing which will include felt built up flat roof, with brickwork to match existing.

Planning permission is not required as the alterations fall within schedule 2 Class B– additions etc. to the roof of a dwelling house, of the General Permitted Development Order 1995 (as amended).