

## **CERTIFICATE OF LAWFUL DEVELOPMENT**

DEMOLISH EXISTING SIDE EXTENSION TO THE  
MAIN BEDROOM AND REPLACE WITH NEW  
SIDE EXTENSION TO FORM AN EN-SUITE  
SHOWER ROOM

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

Ref: COUNT/CAv/34/LDC

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## **PLANNING STATEMENT**

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**COUNTERPOINT**  
PROPERTIES LIMITED

## PLANNING STATEMENT

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### ***Existing Use***

The existing dwelling house at 34 Carlton Avenue, Rose Green PO21 3LR is a 3 bedroom detached bungalow constructed in the late 1950s; permission for the construction of the bungalow was granted under BR/164/55.

A single storey flat roof side extension to the master bedroom was constructed in the 1970s; planning permission was sought for this extension under BR/70/68 but it was deemed that no planning permission was required.

### ***Proposed Extension***

It is proposed to demolish the existing side extension to the master bedroom and replace with a new side extension to form an en-suite shower room 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                                                                              | <b>Pass</b>      |
| 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 | <b>Pass</b>      |
| A.1 c)        | The height of the extension would not exceed the highest part of the existing roof                                                              | <b>Pass</b>      |
| A.1 d)        | The height of the eaves of the extension would not exceed the eaves of the existing dwellinghouse                                               | <b>Pass</b>      |
| A.1 e)        | The extension would not extend beyond the principal elevation or that fronting a highway                                                        | <b>Pass</b>      |
| A.1 f)        | The extension would be single storey and would not extend beyond the rear wall of the original dwellinghouse or exceed 4m in height             | <b>Pass</b>      |
| A.1 g)        | The extension would be single storey and would not extend beyond the rear wall of the original dwellinghouse or exceed 4m in height             | <b>Pass</b>      |

*Contd.*

| <i>Clause</i> | <i>Description</i>                                                                                                                                                                                                                                                                              | <i>Pass/Fail</i> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| A.1 h)        | The extension would not have more than a single storey                                                                                                                                                                                                                                          | <b>Pass</b>      |
| 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                                                                                                                                                                         | <b>Pass</b>      |
| 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                                                                                            | <b>Pass</b>      |
| 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 | <b>Pass*</b>     |
| A.2           | The dwellinghouse is not on article 2(3) land                                                                                                                                                                                                                                                   | <b>Pass</b>      |
| 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                                                                                                                                                           | <b>Pass</b>      |
| A.3 b)        | There are no upper floor windows in a wall or roof slope                                                                                                                                                                                                                                        | <b>Pass</b>      |
| A.3 c)        | The extension does not have more than a single storey                                                                                                                                                                                                                                           | <b>Pass</b>      |

*\* 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*