

[REDACTED]

From: Nathan Green [REDACTED]
Sent: 12 September 2017 17:25
To: Anita Gardner
Subject: Re: A/112/17/CLP - Lawful Development certificate for single storey side and rear extension and loft conversion 11 Roman Avenue

Hi Anita,

Please find attached updated plans with your comments incorporated, and thank you for clarifying.

On 12 September 2017 at 16:47, Anita Gardner [REDACTED] wrote:

Hi Nathan,

Yes the measurement I am referring to is 3.143m. The limit is 3m as per para 9h) (i) unless you are utilising the prior notification process

expanded on in section A4

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk



From: Nathan Green [REDACTED]
Sent: 12 September 2017 10:41
To: Anita Gardner
Subject: Re: A/112/17/CLP - Lawful Development certificate for single storey side and rear extension and loft conversion 11 Roman Avenue

Hi Anita,

Can I just check, is this the measurement in plan from the back of the existing house to the back edge of the new extension currently shown at 3143mm? I will of course submit a new plan as this measurement is now 2850mm.

Would I be correct in assuming the guidance I have been referring to is incorrect, as I originally followed the clause below from '*Permitted development rights for householders technical guidance 2017*'

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
- (ii) exceed 4 metres in height*

From 30 May 2013 until 30 May 2019 a single-storey extension can be larger than allowed under paragraph (i) above: it must not extend beyond the rear of the original house by more than 8 metres if a detached house, or by more than 6 metres in any other case. These larger extensions are not allowed for houses on article 2(3) land or on a site of special scientific interest. The height restriction remains the same: the extension must not be more than 4 metres high. The rear wall or walls of a house will be those which are directly opposite the front of the house.

It remains the case that development is not permitted if, as a result of the works, the total area of ground covered by extensions and other buildings within the curtilage of the house would exceed 50% of the curtilage of the original house excluding the ground area of the original house (see paragraph (b) above).

These larger single-storey extensions, extending beyond the rear of the original house by more than 4 metres and less than 8 metres if a detached house, or by more than 3 metres and less than 6 metres in any other case, are subject to a neighbour consultation scheme for the impact of the proposed development on the amenity of their property. The requirements of the neighbour consultation scheme are set out in paragraph A.4 of Class A.

Householders wishing to build a larger extension have to notify the local planning authority about the proposed extension and the local planning authority must give adjoining neighbours notice of the proposals and the opportunity to object. Works cannot commence until the local planning authority notifies the householder that no prior approval is required, or gives prior approval, or 42 days have passed without any decision by the local planning authority. Works must be completed by 30 May 2019 and the local planning authority must be notified of their completion.

Single-storey extensions that do not extend beyond the rear of the original house by more than 4 metres if a detached house, or by more than 3 metres in any other case, (as set out in paragraph (i) above) are not subject to a neighbour consultation scheme.

If there a new extension is joined to an existing extension, under paragraph (ja) (see page 29) the limits in (g) apply to the size of the total enlargement (being the proposed enlargement together with the existing enlargement). See diagram under paragraph (f) above (page 18) and adjust the limits accordingly.

Once you have confirmed, I will submit updated plans

On 12 September 2017 at 16:04, Anita Gardner <[REDACTED]> wrote:

Hi Nathan,

Further to our earlier correspondence the rear extension measures 3.1m and therefore exceeds the 3m limit. Do you want to amend with a substitute plan or do you want me to determine the application as submitted?

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Gmail <[REDACTED]>

Sent: 07 September 2017 12:52

To: Anita Gardner

Subject: Re: A/112/17/CLP - Lawful Development certificate for single storey side and rear extension and loft conversion 11 Roman Avenue

Apologies,

There was a note there originally, it must have been deleted when updating. Yes this window will be obscured non opening as mentioned.

Kind regards

Nathan Green

Architectural Technologist

BA(Hons) ACIAT

On 7 Sep 2017, at 12:45, Anita Gardner <[REDACTED]> wrote:

Hi Nathan,

I mean the 2nd floor window in the east elevation serving the staircase

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Gmail <[REDACTED]>
Sent: 07 September 2017 12:45
To: Anita Gardner
Subject: Re: A/112/17/CLP - Lawful Development certificate for single storey side and rear extension and loft conversion 11 Roman Avenue

Hi Anita,

Can I just double check you mean the new window added recently to the elevation fronting the highway on the side extension?

Kind regards

Nathan Green

Architectural Technologist

BA(Hons) ACIAT

On 7 Sep 2017, at 12:19, Anita Gardner [REDACTED] wrote:

Dear Mr Green,

I refer to the above application and can advise that for the proposed window in the side elevation to be considered permitted development it must be obscure glazed and non-opening below 1.7m. There is no note to this effect on the plan and I would appreciate your confirmation accordingly

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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