

PLANNING STATEMENT - Jan 2021

In Support of an Application for a Lawful Development Certificate for a Proposed Loft Conversion and Porch.

Address: 40 Palmer Road, Angmering, BN16 4LN

The proposal is for a side hip to gable extension on the West Elevation, a rear dormer on the North Elevation and a new side porch on the West Elevation. Roof lights are proposed to the South Elevation.

The property is a semi detached Bungalow.

The proposed works fall within permitted development for the following reasons:

Loft Conversion

- The total volume of the additional roof space does not exceed 50 Cubic metres. The proposed additional roof space is shown as 40m³
- The Dormer is set back from the eaves by a minimum of 200mm
- All roof lights will project no further than 150mm above the plane of the existing roof.
- There are no side facing windows
- The proposed dormer does not face a highway
- No part of the new works will be higher than the highest part of the existing roof.
- All materials are to be similar in appearance. New doors and windows to match existing. -See elevation drawing for more details.

Porch

- The ground area of the porch, measured externally, does not exceed three square metres.
- The highest part of the porch does not exceed three metres.
- No part of the porch is within two metres of a boundary that fronts a highway.

The same loft conversion has been done under permitted development at the following properties in Palmer Road:

90 Palmer Road Angmering BN16 4LW - ref: A/179/19/CLP

80 Palmer Road Angmering BN16 4LW - ref: A/222/16/CLP

55 Palmer Road Angmering BN16 4LJ - ref: A/146/16/CLP