

PLANNING STATEMENT in support of application for Lawful Development Certificate for proposed roof extension at

61 Palmer Road, Angmering BN16 4LJ

27th November 2019

The proposal is for a side hip to gable extension (south) and a rear dormer (west). The property is an end of terrace property.

The Dormer measures - 18.15m³

The Hip to Gable extension measures – 19.58m³

The total added volume to the roof is 37.73m³. Therefore the additional volume to the roof does not exceed 40m³.

While the south elevation does face a highway it is not considered that this is the principal elevation of the property. The front of the property (facing east) is the principal elevation being where the front garden and front door is placed. The main living rooms of the property face east (the lounge) and east (the kitchen). No windows of habitable rooms are on the south (side) elevation. The east, front, elevation has the architectural features conspicuous of the front, principal elevation to the property.

External materials will be similar to the existing main house.

No part of the new works will be higher than the highest part of the existing roof

There will be no side facing windows at second floor. There is one existing side facing window on the first floor serving the stairwell which will remain unchanged.

The dormer will be set back from the original eaves by min 200mm

Signed electronically

J Beituni

For

Apex Loft Conversions