

Planning Statement – Lawful Development Certificate (Proposed)

Town and Country Planning Act 1990 – Section 192

Site Address: 5 The Cottrells, Angmering BN16 4AF

This statement supports an application to Arun District Council for a Lawful Development Certificate for a proposed partial demolition and rebuild of the single-storey rear element (forming part of the original dwelling) of a terraced house.

The proposal has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The works comply with the relevant limitations and conditions of Class A in that it will be single storey, the eaves height will not exceed 3 metres where within 2 metres of the boundary, the maximum overall height will not exceed 4 metres, and the depth of the extension will remain within the permitted limits for a terraced dwellinghouse. The external materials will be of a similar appearance to the existing dwelling.

The property retains permitted development rights and is not subject to any known Article 4 Direction removing those rights.

The proposed works therefore are permitted development under Schedule 2, Part 1, Class A of the GPDO, and planning permission is not required. This application is submitted to confirm the lawfulness of the proposed development.