



**Supporting Planning Statement for Certificate of Lawful Development Application
10 Lambert Way, Angmering, BN16 4PE**

The application is being submitted for the following proposed works:

A rear single storey extension, a loft conversion and a front porch. The proposed works will provide improved living accommodation for a young growing family who do not wish to move from the area.

The proposed extension at the rear of the semi detached property will be less than 3m deep and less than 3m high at eaves level, and no part of the extension extends beyond the existing external walls to the side.

The extension will be finished in materials to match the existing dwelling, with brick detailing, plain concrete tiled roof and the re use of the existing doors to the garden. The sloping roof will contain roof lights to provide additional natural light without impacting on the neighbours. No windows are proposed on the side elevations.

The proposed loft conversion will be accessed from a new stair from the first floor landing and be over the existing stair. There will be a simple box dormer located at the rear of the property and the space within the newly created loft room will comprise of a bedroom and ensuite bathroom. The dormer will be of timber construction and finished to be sympathetic with the existing setting, such as hung tiles.

The new porch at the front of the dwelling will provide essential storage space for coats, shoes and push chair.

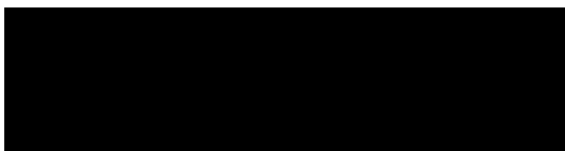
With regards to the requirements Schedule 2., Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

- a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)
- b) No part of the dwellinghouse will, as a result of the works, exceed the height of the highest part of the existing roof
- c) No part of the dwellinghouse will, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- d) The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 50 cubic metres.
- e) It does not consist of or include the provision of the verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- f) the dwellinghouse is not on article 2(3) land

In accordance with the conditions to Class B, the materials will be of a similar appearance to the existing dwelling and the dormer element of the loft conversion will maintain the eaves of the original roof and will be more than 0.2m above it.

In accordance with the conditions to Class D and the proposed porch, the gross area will not exceed 3 square metres, no part of the structure will be more than 3 metres above ground level and no part of the porch will be within 2 metres of any boundary of the curtilage of the dwelling with a highway.

Ella Pope



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