

Planning Statement

Lawful Development Certificate (Proposed)

Site: No. 40, Bognor Regis, West Sussex

This statement is submitted in support of an application for a Lawful Development Certificate (Proposed) for a single-storey rear extension to the above property.

The application site comprises an existing detached dwellinghouse in lawful residential use (Use Class C3). The proposal seeks confirmation that the construction of a single-storey rear extension would be lawful and would not require planning permission.

The proposed extension projects approximately 3.1 metres from the original rear wall of the dwellinghouse and would have a flat roof with an overall height of less than 3.0 metres. No alterations are proposed to the front elevation of the property. The extension would be constructed in materials to match the existing dwelling.

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). It is considered that the proposed development complies with the relevant limitations and conditions of Class A and therefore constitutes permitted development.

Accordingly, it is considered that the proposed development would be lawful, and a Lawful Development Certificate should be granted.