

Evidence to Verify Application for Certificate of Lawful Development at Summerfield, Lake Lane, Barnham, Bognor Regis, PO22 0AE

The proposal is for a loft conversion with dormer at rear to an existing semi-detached dwelling.

Class B Development - The enlargement, improvement or other alteration of a dwelling house.

- No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
- The proposed dormer height will be lower than the existing ridge of the property.
- The dormer will be set back 200mm from original of the house.
- The property is not on Article 1(5) land.
- The proposed materials are of similar appearance to those of the existing dwelling house.
- Total volume after the development will be less than the 50 m3.
- The projection of the front roof lights will not exceed 150mm.
- The dormer face and cheeks will be tile hung in matching materials to the existing roof.

The proposals are therefore considered allowable as Class B Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008”