



PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

SITE:

**BARNCROFT,
WANDLEYS LANE,
EASTERGATE, WEST
SUSSEX. PO20 3SE**

PROJECT:

**PERMITTED
DEVELOPMENT
SUMMARY**

BC2020/SUM

PHILIPS SURVEYORS LLP

THE OLD COACH HOUSE

78 LOWER STREET

PULBOROUGH

WEST SUSSEX RH20 2AA

PERMITTED DEVELOPMENT SUMMARY



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1.0 PERMITTED DEVELOPMENT RIGHTS SUMMARY

- 1.1 The proposal detailed within the lawful development certificate application is considered to be *permitted* as it meets the requirements laid out by the **Town & Country Planning (Permitted Development Order) 2020**. This includes [but is not limited to] the following conditions;

Schedule 2, Part 1, Class A – enlargement of a dwellinghouse

- 1.3 [a] The total area shall not exceed 50% of the domestic curtilage.
- [b] The highest part of the proposed roof will not exceed the highest part of the existing roof.
- [c] The height of the proposed eaves will not exceed the height of the existing eaves.
- [d] The proposal is not located on the principle elevation.
- [e] The proposal does not extend more than 3m beyond the rear elevation of the property.
- [f] The proposed extension shall not extend above 4m in height.
- [g] The proposed materials shall match the existing. These include; face brick elevations and a plain clay tile roof.

Schedule 2, Part 1, Class C – Other alterations to the roof of a dwellinghouse

- 1.4 [a] The protrusion of the proposed rooflights shall be less than 150mm from the external face of the roof finish.
- [b] The replacement conservatory roof [plain clay tile] shall match the existing appearance of the existing main roof.
- [c] The replacement conservatory roof with a clay tile finish shall not result in the existing roof height be any greater than the adjacent existing roof.