

PLANNING STATEMENT

Application for a Lawful Development Certificate

Proposed Single Storey Infill Rear Extension

Park View, Fontwell Avenue, Eastergate, Chichester, PO20 3RY

Application Type	Certificate of Lawful Development - Proposed Use
Property Address	Park View, Fontwell Avenue, Eastergate, Chichester, PO20 3RY
Local Planning Authority	Arun District Council
Proposed Development	Single storey infill rear extension with flat roof and roof lantern

1. Introduction

This Planning Statement has been prepared in support of an application for a Lawful Development Certificate (LDC) for a proposed development, pursuant to Section 192 of the Town and Country Planning Act 1990 (as amended). The application seeks confirmation from Arun District Council that the proposed single storey infill rear extension at Park View, Fontwell Avenue, Eastergate, Chichester, PO20 3RY would constitute permitted development and would therefore be lawful without the need for a formal planning application.

This statement sets out the nature of the proposed development, the relevant legislative framework, and the assessment of the proposal against the permitted development criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO").

2. Description of the Site and Surroundings

The application site comprises a detached bungalow dwelling known as Park View, situated on Fontwell Avenue in the village of Eastergate, Chichester, West Sussex. The property is a residential dwellinghouse within the meaning of the GPDO and sits within a predominantly residential area characterised by detached and semi-detached dwellings of similar character and scale.

The site is not located within a Conservation Area, Area of Outstanding Natural Beauty, National Park, World Heritage Site or any other area where permitted development rights are restricted or removed by Article 4 Direction. The property is not a Listed Building. The dwelling has not been converted from another use class and has been used as a single dwellinghouse throughout.

The rear of the property is bounded by the existing garden curtilage. The proposed extension is to be sited wholly within the curtilage of the dwelling.

3. Description of the Proposed Development

The proposed development comprises the construction of a single storey infill rear extension to the existing dwelling. The extension is designed to provide additional internal living accommodation and will be sited in the infill position to the rear of the property, within the existing residential curtilage.

The principal characteristics of the proposed development are as follows:

- The extension is single storey in form
- The extension incorporates a flat roof with a roof lantern to provide natural light to the new internal space
- External materials, including facing brickwork, have been selected to match the existing dwelling as closely as practicable
- The extension is located wholly within the curtilage of the existing dwellinghouse
- No alterations are proposed to the existing vehicular or pedestrian access arrangements, hardstanding or site boundaries
- Rainwater falling upon the proposed flat roof will be discharged into the existing surface water drainage system
- The precise siting, dimensions and relationship of the proposed extension to the existing dwelling are indicated on the accompanying drawings

The proposed development has been designed to be subordinate in scale and form to the existing dwelling and to respect the character and appearance of the existing property and its surroundings.

4. Legislative Framework

Section 192 of the Town and Country Planning Act 1990 (as amended) enables any person to apply to a local planning authority for a certificate of lawful use or development in respect of any proposed use of land or proposed operations. If the authority is satisfied that the proposed use or operations described in the application would be lawful, they shall issue a certificate to that effect.

The relevant permitted development rights for householder extensions are set out in Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class A of Part 1 grants permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse, subject to a number of limitations and conditions.

The following conditions and limitations under Class A, Part 1 of the GPDO are relevant to this application and are assessed in Section 5 below.

5. Assessment Against Permitted Development Criteria

The proposed development has been assessed against the relevant limitations and conditions set out in Class A, Part 1, Schedule 2 of the GPDO. The following assessment demonstrates that the proposed extension complies with the applicable criteria and constitutes permitted development.

5.1 Enlargement of the Dwellinghouse

The proposed development constitutes an enlargement of the existing dwellinghouse by way of an infill single storey rear extension. The extension will increase the internal floor area of the dwelling and provide additional accommodation. The proposed development falls within the definition of an enlargement for the purposes of Class A, Part 1 of the GPDO.

5.2 Location to the Rear of the Original Dwellinghouse

The proposed extension is to be constructed to the rear of the existing dwelling, within the rear curtilage of the property. It is not proposed to extend the principal or side elevations of the dwelling. The extension does not project beyond the principal or rear elevation of the original dwellinghouse or beyond any side elevation of the original dwellinghouse facing a highway.

5.3 Height Restrictions

The proposed extension incorporates a flat roof construction. The maximum height of the proposed extension, including the roof lantern, does not exceed 4 metres. The eaves height of the proposed extension does not exceed 3 metres. The proposed extension therefore complies with the height limitations set out in Class A(1)(c) and A(1)(d) of Part 1 of the GPDO.

5.4 Projection Beyond the Rear Wall

The proposed single storey rear extension does not project beyond the rear wall of the original dwellinghouse as indicated on the accompanying drawings. The projection does not exceed the permitted development limits applicable to the property under Class A(1)(e) of Part 1 of the GPDO, as confirmed by reference to the dimensions shown on the approved drawings submitted with this application.

5.5 Materials

In accordance with the conditions set out in Class A.3(a) of Part 1 of the GPDO, the materials to be used in the construction of the proposed extension are required to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The proposed extension will be constructed using facing brickwork selected to match the existing dwelling as closely as practicable, together with appropriate roofing and glazing materials consistent with the character of the property. This condition is therefore satisfied.

5.6 Curtilage and Site Boundaries

The proposed extension is sited wholly within the curtilage of the existing dwellinghouse. No alterations are proposed to any existing site boundaries, vehicular or pedestrian access arrangements, or hardstanding. The proposal does not result in the provision of a separate dwelling and does not affect the existing use of the land as the curtilage of a single dwellinghouse.

5.7 Designated Areas and Other Restrictions

As noted in Section 2 of this statement, the application site is not situated within a Conservation Area, Area of Outstanding Natural Beauty, National Park, World Heritage Site or any other designated area where permitted development rights under Class A are restricted or removed. The property is not a Listed Building. No Article 4 Direction is known to apply to the application site. Accordingly, there are no additional restrictions on the exercise of permitted development rights at this location.

5.8 Drainage

Rainwater from the proposed flat roof will be discharged into the existing surface water drainage system serving the property. No new connections to the public sewer are proposed for surface water drainage purposes, and the proposed drainage arrangement is consistent with good practice and the requirements of the relevant drainage conditions.

6. Conclusion

Summary Conclusion

This Planning Statement demonstrates that the proposed single-storey infill rear extension at Park View, Fontwell Avenue, Eastergate, Chichester, PO20 3RY is lawful as permitted development under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed development complies with all relevant limitations and conditions and does not require planning permission.

It is respectfully submitted that Arun District Council should issue a Certificate of Lawful Development confirming that the proposed development is lawful and may be carried out without the need for a formal planning application.

The accompanying drawings, site plan and location plan provide the precise dimensions, siting and external appearance of the proposed extension and should be read in conjunction with this statement.

7. Declaration

This Planning Statement has been prepared to the best of the knowledge and information available. The information contained herein is accurate to the best of the author's knowledge and belief at the date of preparation.

Prepared by	Zeki Kurekci
Property	Park View, Fontwell Avenue, Eastergate, Chichester, PO20 3RY
Date	12/07/2026