



## SUSSEX BUILDING CONSULTANCY LIMITED

4 REGIS AVENUE, ALDWICK, BOGNOR REGIS. PO21 4HQ

Development Control  
Arun District Council  
Maltravers Road  
LITTLEHAMPTON  
BN17 5LF.

29 August 2026

Dear Sir/madam,

**Ref Proposed second floor loft conversion with 'hip to gable' and side dormer extension – 29 Hillsboro Road, Bognor Regis.  
Certificate of Lawful Proposal.**

I refer to the above mentioned development and the submitted Certificate of Lawful Proposal application.

It is contended that the new building is considered Permitted Development under the General Development Order by virtue of:-

1. The dwelling is not on designated land, nor is the building listed or is the property located in a National Park or Area of Outstanding Natural Beauty.
2. The additional roof volume created does not exceed 50 cubic metres.
3. The proposed dormer does not project beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
4. The materials proposed to be used are similar in appearance to the existing house.
5. No part of the extension is proposed to be higher than the highest part of the existing roof.
6. There are no balconies, raised platforms or verandahs proposed in the development.
7. There side facing windows proposed are to be fitted with obscure Glass with no openers below 1.7 metres.

8. The face of the dormer is set back more than 20 cm from the existing eaves and the roof enlargement does not overhang the outer face of the wall of the original house.
9. A survey has been carried out with no evidence of bats found as this is already a habitable room at present.

I hope that you agree that the proposal constitutes 'Permitted Development' under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as such can be given the certificate.

I attach a copy of plans and elevations of the proposed work and a site/location plan to illustrate the development sought.

Please contact me should you have any queries.

Yours faithfully,

Chris Moore BSc (Hons), C.Build E MCABE