

**Planning Statement in Support of an Application for a
Lawful Development Certificate for
alterations and extensions at
17 Mayfield Road,
Bognor Regis
PO22 8GJ**

1. Introduction

- 1.1 This planning statement is submitted in support of an application for a Lawful Development Certificate relating to proposed operational development at 17 Mayfield Road, Bognor Regis PO22 8GJ, including alterations to the roof to create a first floor bedroom and two single storey rear / side extensions

2. Planning Status of the Site and dwelling

- 2.1 The application site is not Article 2(3) land as defined in Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015
- 2.2 The dwelling is not included on the statutory List of Buildings of Special Architectural or Historic Interest authorised by the Secretary of State and maintained by Historic England.

3. The Proposed Extensions

- 3.1 The proposed development includes:
- Hip to gable conversion and creation of a dormer on the rear roof slope to create a first floor en-suite bedroom. Total increase in roof volume is within permitted development limits for a semi-detached dwelling (see attached calculations)
 - One single storey rear extension to the end of the kitchen, dimension of which are within permitted development limits for a single storey extension.
 - One single storey rear/side extension to the end of the kitchen, dimension of which are within permitted development limits for a single storey extension.

4. Permitted Development

- 4.1 It is contended that the proposed extensions are permitted development and therefore do not require planning permission because they satisfy the relevant criteria of the General Permitted Development Order.
- 4.2 The alterations forming the single storey extensions are covered under Part 1 Class A of the Order.
- 4.3 The ground floor extensions satisfy the limits imposed under Class A1, sub-sections (a) to (k)
- 4.4 The roof alterations satisfy the limits imposed under Class B1, sub-sections (a) to (f) and Class B2, sub-sections (a) to (c)
- 4.5 The proposed extensions are not situated on article 2(3) land.
- 4.6 The external materials of the proposed extensions will match those of the existing house as far as is practicable.

5. Conclusion

- 5.1 The proposed alterations as shown on the attached plans satisfy all the relevant criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, are therefore permitted development and thus do not require planning permission.
- 5.2 The proposed alterations to the dwelling as shown on the submitted plans would therefore be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) and a positive Certificate of Lawful Development for the proposed extension should be granted.