

September 2026

The Space Studios BTN

Planning Statement

19 Crescent Road, Bognor Regis PO21 1QG

Statement in Support of Application for a Lawful Development Certificate (Proposed)

This application seeks a Lawful Development Certificate for the proposed construction of a rear dormer roof extension.

It is considered that the elements of the proposed development constitute permitted development under the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore planning permission is not required.

The proposed rear dormer has been designed to comply with the relevant limitations and conditions applicable to roof enlargements, including the maximum permitted additional roof volume for a terraced house. The dormer is located on the rear roof slope and does not project beyond the plane of the existing roof slope fronting the highway. Materials used in the external construction will be of a similar appearance to those of the existing dwelling, and the proposal complies with all relevant conditions relating to roof extensions under permitted development rights.

The property retains its permitted development rights, and the proposed works are not subject to any Article 4 Direction, planning condition, or other restriction removing those rights. Accordingly, it is considered that the proposed rear dormer are lawful by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and it is respectfully requested that a Lawful Development Certificate be granted.