



**SUSSEX BUILDING
CONSULTANCY LIMITED**
3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

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

19 November 2019

Dear Sir/madam,

**Ref Proposed Rear facing second floor dormer and front facing roof light –
Breeze, Belmont Street, 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 space created does not exceed 40 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 are no additional side facing windows proposed.



8. The rear 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 garage 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

