

PLANNING STATEMENT

PROPOSED WORKS : **Rear facing second floor dormer and front facing roof light.**

ADDRESS : **Breeze, Belmont Street,
Bognor Regis, West Sussex.**

It is contended that the new extension 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.
10. The proposed roof light does not project more than 200 mm from the roof slope.

19 November 2019