

**Planning statement for Certificate of Lawful Development at**

**4 Gatehouse Mews, Sudley Road, Bognor Regis, PO12 1FJ**

**Description of proposal: New entrance porch. Single storey rear extension.  
Conversion of existing storage room into habitable room.**

The proposed application falls in line within the guidance for lawful development:

- \* The entrance porch is less than 3 sq.m and less than 3m high;
- \* The rear projection of the single storey extension is less than 3m and the eaves height are less than 3m;
- \* For conversion of the existing storage room into habitable space the Planning Permission is not usually required, as the work is internal and does not involve enlarging of the building.

There is no change to access to the above property and will not affect the existing streetscape.

No right of way or right of light will be affected to the neighbouring properties.

The proposed materials are of similar appearance.

It is considered the application is Lawful.