Glenn Curran MCIAT
ARCHITECTURAL DESIGN + TECHNOLOGY
THE STUDIO 19 UPPER WEST DRIVE
FERRING WEST SUSSEX BN12 5RG
T 01903 248787 E gc@gcarch.plus.com

Proposed Extension and Alterations to 40 North Lane, East Preston, West Sussex BN16 1HW

Planning Statement

Please read this document in conjunction with Glenn Curran drawings numbers 1103 / SR01, C01A and Site Location Plan.

This application is a re-submission of an earlier application, Arun reference number EP/113/11/CLP, which was refused a Lawful Development Certificate.

The revised proposals now satisfy the parameters as set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, for the following reasons:

Ground Floor Extension

Part 1. Class A

A.1 (a)

Site area, excluding original house footprint:		386.35m2
Footprint area of proposed ground floor extensions:	90.40m2	
Footprint area of existing outbuilding addition:	23.60m2	
Total additional footprint area:	114.00m2	

Therefore the total additional footprint area is 29.5% of the total area of the site, excluding the footprint area of the original house.

A.1 (e)

(i) The rear wall of the proposed extension extends beyond the rear wall of the original house by 3 metres.

(ii) The proposed extension is 3.625 metres high at its junction with the original house.

A.1 (g)

The height of the eaves of the proposed extension at the boundary with number 42 North Lane is 2.4 metres.

A.1 (h)

(i) The proposed extension is 2.4 metres high at its junction with the original house.

(ii) The proposed extension is single storey.

ARUN DISTRICT COUNCIL EP/139/11/CLP

(iii) The proposed extension, to the side of the original house, at 3 metres wide is less than half the width of the original house (6.46 metres).

A.3 (a)

The materials used for the external walls and roof shall be of a similar appearance to those used in the existing house.

Roof Extension

Part 1. Class B

B.1 (a)

The height of the highest part of the existing roof is not exceeded.

B.1 (b)

No part of the altered and extended roof will extend beyond the plane of the existing roof slope to the front (south) elevation.

B.1 (c)

(ii) The existing house is semi-detached and the volume of the proposed rear dormer is 16.25m3. The volume of the extended main roof is 24.1m3. Therefore the total volume of the resulting additional roof space is 40.35m3.

B.2 (a)

The materials used for the external walls and roof shall be of a similar appearance to those used in the existing house.

B.2 (b)

The rear wall of the new dormer is 1 metre from the eaves of the existing house, measured along the plane of the roof.

B.2 (C)

The proposed new stairwell window in the new gable wall will be obscure glazed with no opening lights.

Part 1. Class C

C.1 (a)

The proposed 2 no. Velux roof windows to the front (south) elevation will protrude less than 150 millimetres beyond the plane of the original roof slope.

Ref 1103. 25 September 2011

Revision A 16 December 2011

[redacted]