

18 Liverpool Gardens, Worthing, West Sussex, BN11 1RY

Site address:

2 Hillview Crescent,
East Preston,
Littlehampton,
BN16 1RD

28th October 2021

My ref. 21-050

Your ref.

Evidence Statement

Description of Works

Construction of single storey rear extension (Class A - outlined in green on drawings), rear dormer (Class B - outlined in blue on drawings) and front roof window (Class C - outlined in yellow on drawings).

Class A Proposals

Construction of single storey rear extension.

The proposed rear extension benefits from a Prior Notification Decision Notice - Prior Approval Not Required under reference EP/41/18/PDH.

Please confirm that the condition requiring completion on or before 30th May 2019 is no longer applicable following the amendment made under The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 Part 2 Regulation 4 and that this part of the development can commence any time.

Wording from The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) with comments highlighted

Class B Proposals

Construction of rear dormer.

Permitted Development

Class B – additions etc to the roof of a dwellinghouse

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); Not applicable
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; No part of the proposed development will exceed the height of the highest part of the existing roof
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a Highway; No part of the proposed development will extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a Highway
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
 - (i) 40 cubic metres in the case of a terrace house, or Not applicable
 - (ii) 50 cubic metres in any other case; The cubic content of the dormer will not exceed 42m³
- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or Not applicable
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; Not applicable
- (f) the dwellinghouse is on article 2(3) land Not applicable
- (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). Not applicable
- (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys). Not applicable

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; Materials will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

The enlargement will join the original roof to the roof of a rear extension

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and The enlargement will join the original roof to the roof of a rear extension

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

None of the proposed windows is in a side elevation

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4. For the purposes of paragraph B.2(b)(ii)—

(a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement; and

(b) “rear or side extension” includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original Dwellinghouse.

Class C Proposals

Insertion of front roof window.

Permitted development

Class C – other alterations to the roof of a dwellinghouse

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); Not applicable

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; The roof window will not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or No part of the proposed development will exceed the height of the highest part of the existing roof

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or Not applicable

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or Not applicable

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
Not applicable

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The proposed roof window is not in a side elevation