

**Proposed Loft Conversion and Dormer Extension
to
16 East Mead Ferring BN12 5EA**

Planning Statement

Context

The site is located on the north side of East Mead and the adjacent properties are all bungalows.

The Proposal

The proposal is to convert the existing loft space into habitable accommodation and create a box dormer extension to the rear of the property. 2 no. Velux roof windows will be inserted into the existing front roof slope.

Planning Considerations

(The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

The proposal for the new dormer, as shown on drawings number C01, does not require planning approval because the proposed extension, with a volume of 41m³ does not exceed the maximum of 50m³ for a detached dwelling (B.1(c)(ii)). The rear wall of the dormer is more than 200mm from the eaves of the original roof and the tile hanging to the walls will match the existing roof tiles in colour and texture (B.2(a)(b)).

The proposed Velux windows will not project more than 150mm beyond the plane of the original roof and the highest part of the extension will be no higher than the highest part of the original roof (C.1(a)(b)).

Ref 1415. 14 August 2014