

NOTES IN SUPPORT OF APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY REAR EXTENSION AT 12,Highdown Close,Ferring BN12 6PJ

Rear extension

It is considered that the rear extension is classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class A applies

A.1 Development is not permitted by Class A if –

(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the cartilage.

Existing area (excluding dwelling) = 355m² therefore allowed 177m²

Proposed area of extension = 39.2 m²

(b) The height of the extension does not exceed the height of the highest part of the roof of the existing dwelling

(c) The height of the eaves of the part of the dwelling house enlarged does not exceed the height of the eaves of the existing dwelling house.

(d) The enlarged part of the dwelling house does not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling.

(e) The enlarged part of the dwelling house has a single storey but does not extend beyond the rear wall of the original dwelling by more than 3m nor exceeds 4m in height.

(f) The enlarged part of the dwelling house does not have more than one storey.

(g) The enlarged part of the dwelling house is within two meters of the boundary of the cutilage of the dwelling house but the height of the eaves of the enlarged part does not exceed 3m

(h) The enlarged part of the dwelling house does NOT extend beyond a wall forming a side elevation of the original dwelling house, does NOT exceed 4m in height , does NOT have more than one storey or have a width greater than half the width of the original dwelling house.

(i) It does not consist of or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and ventilating pipe or an alteration to any part of the roof of the dwelling house.

A2 The dwelling is not on Article 1 (5) land

A3 The materials used in any exterior work will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.