

PLANNING STATEMENT

PROPOSED WORKS : **Rear Single Storey Extension.**

ADDRESS : **11 Guernsey Farm Lane, Felpham,
Bognor Regis, West Sussex.**

It is contended that the new extension is considered Permitted Development under the General Development Order by virtue of:-

1. The dwelling is not on designated land, nor is the building listed.
2. The combined areas of all the buildings and outbuildings on the plot do not exceed 50% of the land within the curtilage of the property.
3. The proposed extension does not project forward of the principal elevation.
4. Materials used in the new construction will be similar in appearance to the existing building –face brick walls to match existing, felted flat roof.
5. The eaves of the extension will not exceed 3.0 metres in height, within 2.0 metres of the boundary.
6. The maximum height of the extension will not exceed 4.00 metres above surrounding ground levels.
7. The extension does not extend more 3.0 metres from the existing rear elevation of the house for a semi-detached house.
8. The new extension roof ridge height is no greater than existing.

20 June 2019