

Evidence to Verify Application for Certificate of Lawful Development at

4 West Close, Felpham, PO22 7LQ.

The proposal complies with the permitted development guidance as set out on the planning portal website, within a Class A Development, on the terms of “The Town and Country Planning”(General Permitted Development): The enlargement, improvement or other alteration of a dwelling house .

The relevant guidance for this proposal is set out below:

- Existing house is not a listed building and is not in a conservation area.
- The proposal is for a single storey rear extension to an existing detached house.
- The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
- The total area of the proposed extension does not exceed 100 square meters.
- The proposed extension does not exceed 4.0m beyond the rear wall of the original building, and does not exceed 4.0m in height.
- The top of roof of proposed extension is not higher than the eaves of the existing original house.
- The proposed materials are of similar appearance to those of the existing dwelling house.

The proposals are therefore considered allowable as Class A and Class B Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008”.