CHARTERED BUILDING SURVEYORS
SLOANE & BROWN
ARCHITECTURAL SERVICES

19 FIRS AVENUE,
FELPHAM,
BOGNOR REGIS,
WEST SUSSEX

SUPPORTING STATEMENT
TO ACCOMPANY
APPLICATION FOR CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT
FOR SINGLE STOREY REAR EXTENSION

AUGUST 2017

Sloane and Brown Ltd
3B Woodhorn Business Centre
Woodhorn Lane
Oving
Chichester
West Sussex

ARUN DISTRICT COUNCIL FP/198/17/CLP

INTRODUCTION

The proposals comprise the construction of a replacement single storey rear extension.

REASONS FOR COMPLIANCE

We believe this work can be carried out within householder permitted development rights based on the following criteria:

Class A -

(a) The permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P, PA or Q of Part 2 of the schedule.

(b) The proposed work would not result in the total area of ground covered by buildings within the curtilage of the dwellinghouse exceeding 50% of the total area of the curtilage;

(c) The height of the proposed extension would not exceed the highest part of the roof of the existing dwellinghouse;

(d) The height of the eaves of the proposed extension would not exceed the height of the eaves of the existing dwellinghouse;

(e) The proposed extension would not extend beyond a wall which

(i) form the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) The proposed extension would not comprise a single storey extension which

(i) extends beyond the rear wall of the original dwellinghouse by more than 3 metres;

(ii) exceed 4 metres in height.

(g) The dwellinghouse is not on article 2(3) land or a site of special scientific interest.

(h) The enlarged part of the dwellinghouse would be single storey only.

(i) The proposed extension would not be within 2 metres of the curtilage and with an eaves height of more than 3m;

(j) The proposed extension would not extend beyond a side elevation of the original dwellinghouse.

(k) The proposed work would not include -

(i) The construction or provision of a verandah, balcony or raised platform,

(ii) The installation, alteration or replacement of a microwave antenna;

(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) An alteration to any part of the roof of the dwellinghouse.

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Class A2 – The dwellinghouse in not located on article 2(3) land.

Class A3 –

(a) All materials used in the exterior work of the proposed extension shall be of a similar appearance to those used in the exterior of the existing dwellinghouse.
(b) There shall not be any new windows in upper floors.
(c) The enlarged part of the dwellinghouse shall be single storey only.

Class B – This relates to the enlargement of a house consisting of an addition or alteration to its roof, and is not relevant to the proposals for a single storey rear extension.

Class C – This is not relevant as it relates to any other alterations to the roof.

Class D – This is not relevant as it relates to the construction of a porch.

Class E – This is not relevant as it relates to buildings or enclosures within the curtilage of a dwellinghouse.

Class F - This class is not relevant as it relates to hard surfacing within the curtilage of a house.

Class G – This class is not relevant as it relates to the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse. None of these items are being proposed.

Class H – This class is not relevant as it relates to the installation, alteration or replacement of a microwave antenna.

SUMMARY

We believe the proposed replacement single storey rear extension can be carried out within householder's permitted development rights for the reasons outlined above.

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