

Planning Statement for Lawful Development Certificate

Site Address:

15 Wyke Lane North

Fepham

West Sussex

PO22 8LE

Introduction

This Design and Access Statement has been prepared to accompany a Lawful Development Certificate for a roof pitch extension at 15 Wyke Lane North, West Sussex, PO22 8LE.

The property is sited within the Roundle Estate comprising semi-detached and detached two storey properties, many of which have been extended with side and rear extensions. The properties are set back from the front boundary with grass verges to the front. The property has previously been extended with a two storey side extension. The application seeks to replace a flat roof at the top of the property with a pitched roof.

The site is located within the built up area boundary where the principle of development is acceptable subject to accordance with relevant planning policies. The relevant policies and the have been considered to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

The Site

The local building stock is a mixture of detached and semi-detached houses, with varying styles, forms, materials, and fenestration.

The building is not listed or located within a conservation area. The site is close to good transport links, shops, and amenities, and located within an established residential area. Direct access to the site is via the main entrance on Wyke Lane North.

Proposed Work

The main roof of property currently consists of a pitched roof spanning broadly two-thirds of the property, with the remaining third covered by a flat roof of felt material. This application proposes replacing the area of flat roof with a pitched roof, tying this into the existing roof pitch and re-covering the roof.



The proposed work is to extend the existing roof pitch to create a more aesthetically pleasing finish, with the height not exceeding the existing roof line. The material palette has been carefully chosen to be sympathetic to the surrounding areas on front and rear roof slopes.

Permitted Development Framework and Considerations for Lawful Development Certificate

Class B allows for the enlargement of a house consisting of an addition or alteration to its roof. We have considered the following points and applied them to this application to ensure compliance.

- A) The house was not created under the permitted development rights to change use
- B) The dwelling will not as a result of the works exceed the height of the highest part of the existing roof
- C) The dwelling will not as a result of the works, extend beyond the existing roof slope which forms the principle elevation and fronts the highway.
- D) The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 50 cubic meters (semi-detached house)
- E) It will not include the construction of a veranda or balcony.
- F) The dwelling is not situated in a national park, area of outstanding natural beauty, conservation area or world heritage site.

Appearance

Due to the proposal's roof level and location on the roof, with no neighbouring access, there is no impact on neighbouring properties or occupants. The materials used in the proposed development relate to local context and contribute to ensure that the architecture makes a positive contribution to a coherent public realm and streetscape.

The proposed design and appearance of the development are sympathetic to the local area, making it a positive contribution to the overall character of the street. In particular, the materials, scale, and textures used in the proposed works respect the character of the area.

Conclusion

This Planning Statement has been prepared to accompany a Lawful Development Certificate application for the extension of a pitched roof at 15 Wyke Lane North, Felpham PO22 8LE.

The relevant policies and the previous planning application have been carefully consulted and taken into consideration to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

In addition, we emphasise that the proposed works:

- Will not exceed the height of the highest part of the existing roof.
- Will not extend beyond the roof slope forming part of the principle elevation.
- Will not exceed the cubic content of the original roof by more than 50 cubic metres
- Do not detract the appearance of the local area.
- Take into consideration the scale, materials, and appearance of the existing house.
- And that, the existing house is not a listed building or in a conservation area.

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

For these reasons, in our view, the Lawful Development Certificate should be granted for the proposed works to the property at 15 Wyke Lane North, Felpham PO22 8LE.