

Evidence to Verify Application for a Lawful Development Certificate

Residential Dwelling Roof Pitch Extension

1. Applicant Name and Address

Mr Will Baker
15 Wyke Lane North
Fepham
West Sussex
PO22 8LE

2. Agent Name and Address

Not Applicable – no agent used

3. Site Address Details

15 Wyke Lane North
Felpham
West Sussex
PO22 8LE
(Location Plan submitted online as part of application.)

4. Pre-Application Advice

As per application, email of proposed works initially sent to Arun Planning Department. Response recommended review of Part B - Permitted Development and potential to submit Lawful Development Certificate as full planning permission not needed.

5. Lawful Development Certificate – Interest in Land

The applicant is the freeholder owner of the site.

6. Council Employee/Member

The applicant is not a member of the council's staff, an elected member of the Council or related to a member of staff or elected member of the Council.

7. Description of Use, Building Works or Activity

Main roof of property currently consists of a pitched roof spanning approximately 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.

8. Description of Existing Use, Building Works or Activity

The property has been a (non-listed) residential dwelling since construction.

The flat roof area to which this application relates is not currently accessible or habitable.

This application, under Part B (permitted Development), is to enlarge the roof of the dwelling house by replacing the area of flat roof with a pitched roof extension. The proposed work would not make this area habitable and would use roof tiles to create a more aesthetically pleasing and consistent finish.

9. Grounds for Application for a 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.

10. Information in Support of a Lawful Development Certificate – Residential Information

The property is an existing residential dwelling and has been since first built.

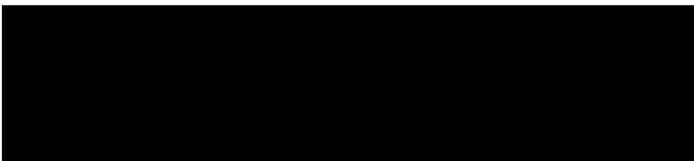
It is located in a post code of 12 similar residential properties.

11. Planning Application Requirements & Local Level Requirements

All required forms have been completed online and submitted as part of the application.

12. Declaration

In line with the information provided within this submission, the work described falls under Part B, the enlargement to the roof of a dwelling house thereby negating the need to obtain full planning permission.



14. Agent Contact Details

Not applicable – no agent used.

15. Site Visit

Please contact Will using the above contact details.