

PLANNING STATEMENT

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

ADDRESS : **4 Broomcroft Road, 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 nor does it front the highway.
4. Materials used in the new construction will be similar in appearance to the existing building – face brick walls.
5. The width of the extension is less than half the width of the original building measured from the side elevation.
6. The ridge height will not exceed 4.00 metres above surrounding ground levels.
7. The extension is more than 2.00 metres away from the boundary, notwithstanding this the eaves height is less than 3.0 metres.
8. The new extension roof ridge height is no greater than existing.
9. The extension projects less than 4.0 metres from the rear elevation, (detached property).

4 April 2017