

PLANNING STATEMENT

Application for a Lawful Development Certificate (Proposed)

**3 Culver Road
Felpham
PO22 7EF**

Proposal

The property is a detached two storey dwellinghouse. The principle elevation faces south.

It is proposed to install a new flat roof dormer to the roof on the west side elevation of the house to accommodate two new en-suite shower rooms and a dressing room at first floor level.

It is also proposed to remove a section of the false mansard on the rear elevation and extend the existing flat roof across to allow easier and safer access to the flat roof for maintenance purposes.

It is proposed to undertake the work under permitted development as the works comply with permitted development rights for householders.

- The property is not listed nor situated in a conservation area.
- The permitted volume allowance for an addition to the roof of a detached house is 50m³. The volume of the proposed dormer is calculated at 24.5m³ based on external measurements. The volume of previous dormer additions to the roof is calculated at 10.5m³ making the total 35m³, well within the 50m³ allowance.
- The proposed dormer is not situated on the principle elevation of the dwellinghouse and is set back from the front elevation.
- No part of the works will exceed the height of the highest part of the existing roof.
- The proposed materials used in the dormer will match existing materials and finishes used in the house.
- The opening sections in the new windows will be a minimum of 1.7m above finished floor level and the glazing will be obscure glass, minimum level 3.