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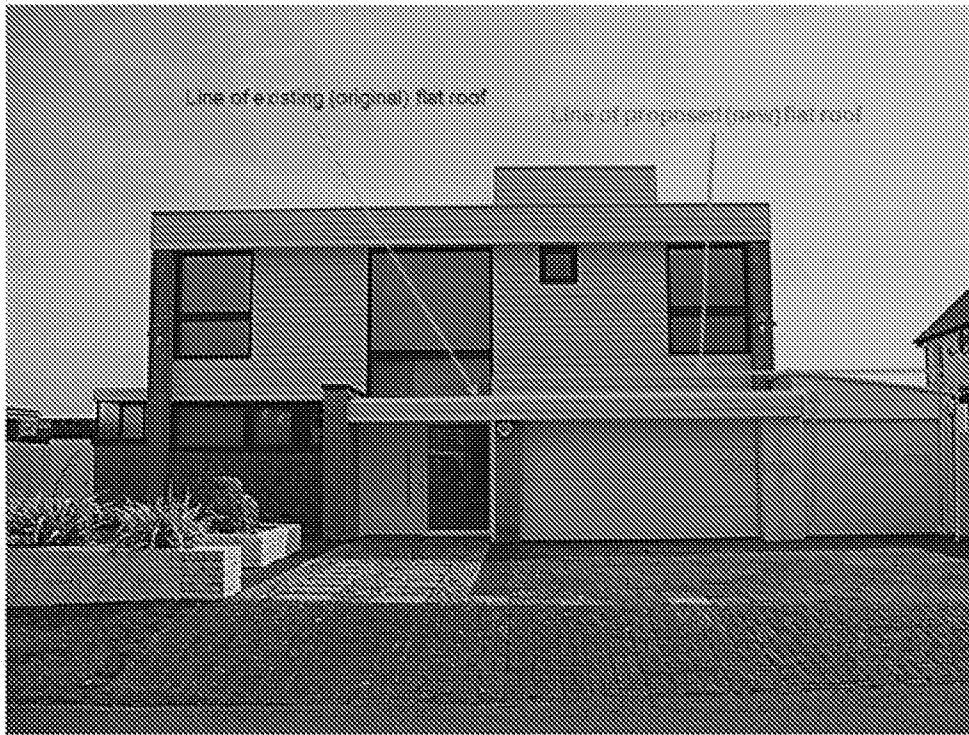
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From: Geoff Palmer [REDACTED]
Sent: 14 August 2015 10:44
To: Planning
Subject: Fwd: Planning Application K/22/15/CLP (Broadbeach, 39 Coastal Road)

Dear Mr Leal -

Further to the representation on the above planning application which we made via the website yesterday, we have attached a photograph to illustrate why we consider the proposals in the above planning application fall outside the scope of Permitted Development.

The existing flat roof above the porch, entrance hall and integral garage is part of the original property as constructed in the late 1960s. The applicants are proposing to replace part of this roof with a higher roof which extends to the side of the property as indicated.



The Planning Order 2015 relating to Permitted Development states that "Development is not permitted by Class A *"if it would consist of or include an alteration to any part of the roof of the dwellinghouse"* (Class A.1.(k)(iv)). Part of this roof is being raised in order to convert the integral garage into a bedroom which falls into the scope of Class A (the *"enlargement, improvement or other alteration of a dwelling house"*). It is therefore not Permitted Development.

We understand that alterations to the roof are permitted under Class B of the Planning Order providing that *"other than the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original part of dwellinghouse"* (Class B.2. (b)(ii)). However, this does not apply in this case as it is a new roof (not the original roof) which would be joined to the new side extension.

We hope you find this a helpful clarification of why we believe this is not Permitted Development. Thank you for taking our comments into account when reaching your decision on this application. We would also be happy to clarify this further by telephone (using the number supplied to the Arun website) or in person if you would find this helpful.

Regards

Mr and Mrs G Palmer