

PLANNING STATEMENT
CERTIFICATE OF LAWFUL DEVELOPMENT – PROPOSED

WEYBOURNE HOUSE, GOLDEN ACRE,
EAST PRESTON, LITTLEHAMPTON, BN16 1QR

“Single storey side extension”



The accompanying application outlines the proposal to construct a single storey side extension to the existing dwelling. This application follows a consultation with Ms Rosemary Dannatt on the 13th August 2018. Ms Dannatt advised that the proposed works fell within Permitted Development criteria and therefore an application for Lawful Development - Proposed would be the most appropriate action.

The site comprises a 1930's two storey + roof, building on a plot of over 1000 sq m situated on the West Kingston Sea estate. The building is not listed or located within a Conservation area. Planning Permission (K/1/07/) was granted on 7th March 2007 for various improvements and the owners now wish to extend the building further to accommodate their growing family.

The proposed works involve increasing the size of the existing ground floor living room by building a single storey side extension out towards the North / West boundary. The proposed extension will increase the size of the room by approximately 21 sq m.

In conversation with Ms Dannatt it was acknowledged that the proposed works fulfill the following Permitted Development criteria:

- The proposed extension together with the previous extensions carried out in 2007 do not cover more than 50% of the total area of land around the “original” house.
- The proposed extension together with the previous extensions carried out in 2007 do not exceed more than 50% of the buildings total “original frontage”
- The proposed extension does not extend forward of the principal elevation fronting a highway.
- The land to which the application relates is not “designated” land.
- The materials to be used on the exterior will be similar to those used on the existing building.
- The proposed side extension will be single storey, more than 2m from the nearest boundary and no more than 3m in height.