

**25 THE HOOE,
LITTLEHAMPTON,
WEST SUSSEX**

**SUPPORTING STATEMENT
TO ACCOMPANY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT
FOR CONVERSION OF LOFT SPACE AND
CONSTRUCTION OF REAR DORMER WINDOW**

APRIL 2013

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INTRODUCTION

The proposals comprise the conversion of a loft space and construction of a rear facing dormer window.

REASONS FOR COMPLIANCE

We believe this work can be carried out within permitted development rights based on the following criteria:

Class A -

- (a) The proposed work would not result in the total area of ground covered by buildings exceeding 50% of the total area of the curtilage;
- (b) The height of the proposed extension would not exceed the highest part of the roof of the existing house;
- (c) The height of the eaves of the proposed extension would not exceed the height of the eaves of the existing house;
- (d) The proposed extension would not extend beyond a wall which fronts a highway, forms the principal elevation, or the furthest side elevation of the original dwellinghouse;
- (e) The proposed extension would not comprise a single storey extension which extends beyond the rear wall of the original dwellinghouse by more than 4 metres nor exceed 4 metres in height;
- (f) The proposed extension would not extend beyond the rear wall of the original dwellinghouse by more than three metres nor be within seven metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- (g) The proposed extension would not be within 2 metres of the curtilage;
- (h) The proposed extension would not extend beyond a side elevation of the original dwellinghouse.
- (i) The proposed work would not include a veranda, balcony, raised platform, microwave antenna, chimney, flue, nor any alteration to the roof. The proposed work includes the extension of the height of the existing soil and vent pipe, but this is covered by permitted development rights within Class G.

Class A2 – The dwellinghouse is not located on article 1(5) land.

Class A3 –

- (a) All materials used in the exterior work of the proposed extension shall be of a similar appearance to those used in the exterior of the existing dwellinghouse.
- (b) There shall not be any upper floor windows located in a wall or roof slope forming a side elevation.
- (c) The enlarged part of the dwellinghouse shall not have more than one storey.

Class B –

- (a) No part of the dwellinghouse, shall as a result of the works, exceed the height of the highest part of the existing roof.
- (b) No part of the dwellinghouse would, as a result of the work, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and front a highway.
- (c) The cubic content of the resulting roof space would be approximately 35 cubic metres and accordingly is within the limits of 40 cubic metres for a terrace house and 50 cubic metres in any other case.

- (j) The work would not consist of the construction or provision of a veranda, balcony or raised platform, or the installation, alteration or replacement of a chimney, or flue. The proposed work includes the extension of the height of the existing soil and vent pipe, but this is covered by permitted development rights within Class G.
- (d) The property is not located on article 1(5) land.

Conditions B2

- (a) All materials used in exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- (b) A distance of approximately 200mm shall be provided from the edge of the enlargement to the eaves of the original roof.
- (c) No windows shall be inserted on a wall or roof slope forming a side elevation of the dwellinghouse.

Class C – This is not relevant as it relates to any other alterations to the roof.

Class D – This is not relevant as it relates to the construction of a porch.

Class E – This is not relevant as it relates to buildings or enclosures within the curtilage of a dwelling house.

Class F - This class is not relevant as it relates to hard surfacing within the curtilage of the house.

Class G –

- (a) The existing soil and vent pipe would be extended but would not exceed the highest part of the roof by 1 metre or more.
- (b) The property is not located on article 1(5) land.

Class H – This class is not relevant.

SUMMARY

We believe the proposed extension can be carried out within householder's permitted development rights for the reasons outlined above.

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