

CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED)

Planning Statement

Property:

51 Lyminster Road, Wick, West Sussex, BN17 7JF

Proposal:

Rear Dormer Roof Extension and Hip-to-Gable Roof Enlargement

1. Introduction

This application seeks a Certificate of Lawful Development for a proposed rear dormer roof extension and hip-to-gable roof enlargement at 51 Lyminster Road, Wick.

The proposal has been designed to comply with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Existing Dwelling

The application property comprises a detached dwellinghouse with an existing hipped roof and existing front rooflights. The property is not a flat, maisonette or converted dwelling and retains permitted development rights.

3. Assessment Against Class B

The proposed development consists of a rear dormer roof extension together with the enlargement of the existing hipped roof to form a gable end.

The proposal complies with the requirements of Class B for the following reasons:

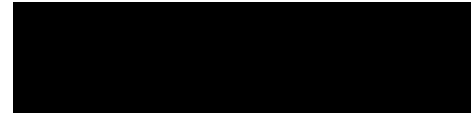
a) Volume Allowance

The proposed roof enlargement creates approximately 22.42 cubic metres of additional roof space.

As the property is a detached dwellinghouse, Class B permits roof enlargements of up to 50 cubic metres.

The proposal therefore falls comfortably within the permitted volume allowance.

b) Position of Extension



The dormer is located entirely on the rear roof slope and does not extend beyond the plane of the existing roof slope forming the principal elevation fronting the highway.

c) Height

The enlargement does not extend above the highest part of the existing roof.

d) Materials

The proposed dormer roof and cheeks will be finished in materials of a similar appearance to those used in the construction of the existing dwellinghouse.

e) Set Back from Eaves

The dormer is set back approximately 200mm from the eaves measured along the roof slope, thereby complying with the requirements of Class B.

f) Overhang

No part of the enlargement extends beyond the outer face of the wall of the original dwellinghouse.

4. Other Considerations

The proposal does not include:

- Verandas, balconies or raised platforms.
- Chimneys, flues or soil vent pipes exceeding the roof ridge.
- Alterations to the principal elevation roof slope fronting the highway.

The dwelling is not known to be subject to any Article 4 Direction removing permitted development rights.

5. Conclusion

The proposed rear dormer roof extension and hip-to-gable roof enlargement comply with the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Accordingly, the proposed development constitutes permitted development and is lawful. A Certificate of Lawful Development is therefore sought.