

**53 TIDEWAY,
LITTLEHAMPTON,
WEST SUSSEX**

**SUPPORTING STATEMENT
TO ACCOMPANY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT
FOR SINGLE STOREY SIDE EXTENSION**

FEBRUARY 2013

**Phil Brown (Architectural Services) Ltd
10 Mantling Road
Littlehampton
West Sussex BN17 7DG**

INTRODUCTION

The proposals comprise the construction of a single storey side extension.

SITE HISTORY

Planning approval has previously been granted for an almost identical proposal. However, this planning approval has now lapsed. The rules regarding permitted development rights for householders have changed since the previous scheme was granted planning approval, and we are of the opinion that the scheme can now be carried out within these permitted development rights.

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 extend beyond the rear wall of the original dwellinghouse by more than 4 metres nor exceed 4 metres in height;
- (f) The proposed extension would be single storey;
- (g) The proposed extension would not be within 2 metres of the curtilage;
- (h) The proposed extension would extend beyond a side elevation of the original dwellinghouse but it would not exceed four metres in height, have more than one storey or have a width greater than half the width of the original dwellinghouse.
- (i) The proposed work would not include a veranda, balcony, raised platform, microwave antenna, chimney, flue, or soil and vent pipe, and any alteration to the roof.

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

Class A3 – 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.

Class B – This is not relevant as it relates to addition or alteration to the roof.

Class C – This is not relevant as it relates to alteration 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.

Classes F, G & H – These are 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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