

SUSSEX BUILDING CONSULTANCY LIMITED

3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

PLANNING STATEMENT

Roof Alterations and Extension of Existing Dormer, Certificate of Lawful Proposal Application - 35 Grove Crescent, Littlehampton.

- 1.0 The existing semi detached bungalow was extended into the roof space about 5 years ago along with provision of a rear facing flat roof dormer. The existing roof is hipped at one end with a gable party wall at the other.
- 2.0 The proposal is to remove the hipped roof and replace it with a gable end to increase internal space and provide an additional bedroom. There will be two roof lights facing the front to serve the new bedroom. The existing dormer will be extended to nearly the new gable wall.
- 3.0 Materials proposed will be to match existing.
- 4.0 It is believed that the development is considered Permitted Development under the General Development Order;-
 1. The total increase in volume for this and the previous roof additions total of 33.85 m³.
 2. The development is not on designated land.
 3. No extension of the roof projects closer to the highway than the existing structure.
 4. Materials proposed are similar to existing.
 5. No part of the new structure is higher than the highest part of the existing roof.
 6. There are no side facing windows.
 7. The dormer is set a minimum of 200 mm away from the existing eaves.
 8. There are no protected species within the roof space.