

CERTIFICATE OF LAWFULNESS (PROPOSED) STATEMENT

Address: 11 Fleet Close, Littlehampton, BN17

Proposal: Single-storey 3m rear extension, single-storey side extension, and rear box dormer to facilitate a loft conversion

Applicant: Mr Darran Mckeown

Date: April 2026

1. Introduction

This statement supports an application for a Certificate of Lawfulness for Proposed Use or Development (CLOPUD) under Section 192 of the Town and Country Planning Act 1990.

The purpose of the application is to confirm that the proposed:

- 3m single-storey rear extension,
- single-storey side extension, and
- rear box dormer

constitute permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

This statement sets out the relevant legislation and demonstrates that the proposal meets all applicable criteria.

2. Site Context

11 Fleet Close is a two-storey end of terrace dwelling located within a modern residential cul-de-sac. The property:

- is not listed,
- is not within a conservation area,
- is not subject to an Article 4 Direction, and
- retains its permitted development rights.

The site is therefore eligible for assessment under Schedule 2, Part 1 of the GPDO.

3. Description of Proposed Works

3.1 Rear Extension (3m)

- Single-storey

- 3m projection from the original rear wall
- Width spanning the rear elevation
- Maximum height below 4m
- Constructed with materials similar in appearance to the existing dwelling.

3.2 Single-Storey Side Extension

- Single storey only
- Width less than half the width of the original dwelling
- Height not exceeding 4m
- No extension forward of the principal elevation
- Materials to match existing

3.3 Rear Dormer

- Rear-facing box dormer
- Volume increase not exceeding 40m³ (semi-detached property)
- Set back at least 20cm from the eaves
- No extension beyond the existing roof ridge
- No verandas, balconies, or raised platforms
- Finished in materials similar to the existing roof

4. Relevant Legislation

The proposal is assessed against:

- GPDO 2015 (as amended)

Schedule 2, Part 1:

- Class A – Enlargement, improvement or alteration of a dwellinghouse (rear and side extensions)
- Class B – Additions to the roof of a dwellinghouse (rear dormer)
- Class C – Other alterations to the roof (rooflights)

The works must meet all limitations and conditions within these classes to be lawful.

5. Compliance Assessment

5.1 Class A – Rear and Side Extensions

Rear Extension (3m):

- Does not extend more than 3m from the original rear wall ✓
- Height below 4m ✓
- Not more than half the curtilage covered ✓
- Not forward of the principal elevation ✓
- Materials similar in appearance ✓

Side Extension:

- Single storey only ✓
- Width less than half the width of the original dwelling ✓
- Height below 4m ✓
- Not forward of the principal elevation ✓
- Materials similar in appearance ✓

Conclusion:

Both extensions comply with Class A and are permitted development.

5.2 Class B – Rear Dormer

The proposed dormer:

- Increases roof volume by less than 40m³ ✓
- Does not extend beyond the existing roof ridge ✓
- Is set back 20cm from the eaves ✓
- Is located on the rear roof slope only ✓
- Does not include a balcony or veranda ✓
- Uses materials similar to the existing roof ✓

Conclusion:

The dormer complies with Class B and is permitted development.

6. Summary and Conclusion

The proposed development at 11 Fleet Close, Littlehampton meets all relevant criteria under Schedule 2, Part 1 of the GPDO 2015 (as amended).

The:

- 3m rear extension,
- single-storey side extension, and

- rear dormer

all fall within permitted development rights and do not require planning permission.

It is therefore respectfully requested that Arun District Council issue a Certificate of Lawfulness (Proposed) confirming the lawfulness of the works