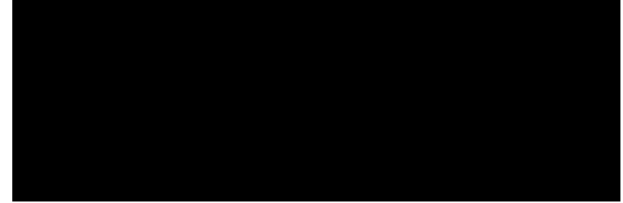


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Planning Statement

**3M SINGLE STOREY REAR EXTENSION
AT;**

**10 GRAND AVENUE,
LITTLEHAMPTON,
WEST SUSSEX.
BR17 7NG**



This application is for the lawful development certificate (Proposed Use) for the erection of a 3m deep single storey extension to the rear of 10 Grand Avenue, Littlehampton.

The application complies with Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Class A – enlargement, improvement or alteration

This provides permitted development rights for the enlargement, improvement or other alteration of a house.

Under Class A the following limits and conditions apply:

A.1 Development is not permitted by Class A if –

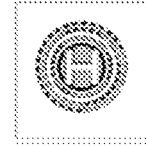
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)

Enlargement etc. is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

Extensions (including any extensions to the original house under Class A or under a separate planning permission) and other buildings must not exceed 50% of the curtilage. The 50% limit covers all buildings so will include existing and proposed outbuildings as well as any existing or proposed new extensions to a house. It will exclude the area covered by the original house but will include any later extensions or any separate detached buildings, even where they were built prior to 1948, or if the house was built after that date, built when the house itself was built (for example a detached garage or garden shed).

The proposed extension would not increase the footprint of any extensions or outbuildings on the land to be over 50% of the curtilage.



(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

Any enlargement, improvement, or alteration to a house must not exceed the height of the highest part of the roof of the existing house. If it does, an application for planning permission will be required.

The highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat.

Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of the roof of the existing house.

However, when calculating the height of the part of the house enlarged, this measurement should be at the highest part of the enlargement and may include any protrusions above the roof such as parapet walls etc.

The proposed extension would be no higher than the ridge of existing roof.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

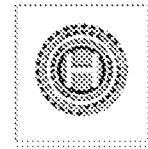
For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height.

Where there is a flat roof, a similar approach should be taken for measuring eaves:

Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof – the overhang and the parapet wall should be ignored for the purposes of measurement. Flat roof Parapet Wall Eaves height is measured from ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope – the overhang should be ignored for the purposes of measurement.

Where the existing house has eaves of different heights, then the restriction on the height of the eaves for the part of the house enlarged, improved or altered is measured against the highest level of eaves on the existing house. However, where a house is built on sloping ground, the height of the eaves on the existing house should be measured in terms of the elevation from which any extension of a house is to be made.



The proposed extension would have eaves no higher than the highest existing eaves on the original building.

Where there is a flat roof, a similar approach should be taken for measuring eaves:

Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof – the overhang and the parapet wall should be ignored for the purposes of measurement. Flat roof Parapet Wall Eaves height is measured from ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope – the overhang should be ignored for the purposes of measurement.

Where the existing house has eaves of different heights, then the restriction on the height of the eaves for the part of the house enlarged, improved or altered is measured against the highest level of eaves on the existing house. However, where a house is built on sloping ground, the height of the eaves on the existing house should be measured in terms of the elevation from which any extension of a house is to be made.

The proposed extension would have eaves no higher than the highest existing eaves.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which -

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse

This restriction means that any development to enlarge a house that is in front of a principal elevation, or in front of a side elevation that fronts a highway will require an application for planning permission. Principal elevation has the meaning set out in the 'General Issues' section of this document (see page 7).

In this context, 'extend beyond a wall' comprises not only the area immediately in front of the wall, but also an area in front of a line drawn from the end of the wall to the boundary of the property. In the diagram below, neither extension shown would be permitted development - they both extend beyond a wall forming a principal elevation that fronts a highway.

The proposed extension is at the rear of the property and does not extend beyond the principal elevation and does not front a highway.

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height

A single-storey extension must not extend beyond the rear of the original house by more than four metres if a detached house, or by more than three metres in any other case. In both cases, the total height of the extension must not be more than 4 metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.

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Measurement of the extension beyond the rear wall should be made from the base of the rear wall of the original house to the outer edge of the wall of the extension (not including any guttering or barge boards).
Front

Side wall extensions extending beyond rear walls

An extension on a side wall that extends beyond a rear wall, but is not attached to a rear wall will be subject to the restrictions that apply to rear walls as well as the restrictions on side walls (these are covered under section (j) of the rules - see page 23). So in the example below, the extension is limited to three metres (or until 30 May 2019 6 metres, except on article 2(3) land or sites of special scientific interest

The proposed extension will not extend further than 3m beyond the rear wall and the eaves will measure no more than 3m. The extension will be no more than 4m in height.