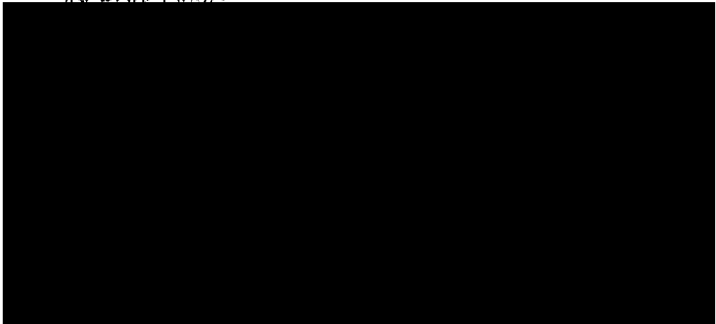


Peter Davey Ltd
construction consultants

48 Park Drive



Supporting Planning Statement

For:

Jane Cutts

Site at:

**48 Lane End Road
Middleton-On-Sea
Bognor Regis
PO22 6LT**

February 2022

1. Introduction

- 1.1. This statement is submitted in support of the application for Householder Consent for the construction of an additional storey, rear single storey extension and detached garden building.
- 1.2. By virtue of its height, the Garden Building will require Householder Consent. The new Garden Building is to provide ancillary space to the main house and for the enjoyment of the household.
- 1.3. By virtue of its height, the rear single storey extension, will require Householder Consent.
- 1.4. The additional storey would normally be permitted under Class AA, being an additional storey to a bungalow:
 - 1.4.1. Which does not exceed 3.5 metres in additional height,
 - 1.4.2. The bungalow was constructed between 1 July 1948 & 28 October 2018,
 - 1.4.3. Which does not result in overlooking or loss of privacy or light,
 - 1.4.4. Which retains the same basic appearance in material and style,
 - 1.4.5. There are no additional upper floor windows in the side facing elevations.
- 1.5. By virtue of the rear single storey extension being constructed at the same time and following advice from the Duty Planning Officer, the planning application includes the provision of the additional storey rather than using the process of Prior Approval.
- 1.6. The application is supported by the following documentation:
 - 1.6.1. Drawings 0358 / 100, 101D, 102D, 103B & 104B
 - 1.6.2. CIL Form

2. The Site

- 2.1. The site is located on Lane End Road, Middleton-On-Sea.
- 2.2. The site is not located within a Conservation Area or other area of special designation.

3. The Proposal

- 3.1. The application seeks approval for the construction of an additional storey, rear single storey extension and detached garden building.