



---

# PLANNING STATEMENT

12 CENTRAL DRIVE, ELMER, MIDDLETON-ON-SEA, BOGNOR REGIS, WEST SUSSEX, PO22 7TT.

New dormer extension and associated works at 12 Central Drive, Elmer.

This statement accompanies Lawful Development Certificate application for the above proposal at 12 Central Drive, Elmer, Middleton-on-sea, Bognor Regis, West Sussex, PO22 7TT, and to be read in conjunction with the following drawings:

1376\_DP\_200-00\_Location and Block plan\_A3,  
1376\_DP\_205-00\_Site plan\_A3,  
1376\_DP\_210-00\_Ex.GF plan\_A3,  
1376\_DP\_211-00\_Pr.FF plan\_A3,  
1376\_DP\_212-00\_Pr.Roof plan\_A3,  
1376\_DP\_230-00\_Pr.South elevation\_A3,  
1376\_DP\_231-00\_Pr.East elevation\_A3,  
1376\_DP\_250-00\_Pr.Section A-A\_A3,  
1376\_DP\_251-00\_Pr.Section B-B\_A3,

## **EVIDENCE TO SUPPORT LAWFUL DEVELOPMENT CERTIFICATE**

We have checked the proposed dormer extension against the criteria of Class B permitted development and have concluded that it complies.

### **B.1**

**B.1a)** Permission has not been granted by virtue of Class M, N, P or Q, of Part 3 (change of use).

**B.1b)** Any part of the dwellinghouse including the proposed dormer extension would not exceed the height of the highest part of the existing roof.

**B.1c)** The proposed dormer extension would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

**B.1d)** The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres. (Please refer to Volume calculations drawings 1376\_DP\_230-00\_Pr.South elevation\_A3, 1376\_DP\_231-00\_Pr.East elevation\_A3).

**B.1e)(i)** The dormer extension will not include a Veranda, Balcony, raised platform.

**B.1e)(ii)** The dormer extension will not include the installation, alteration or replacement of a chimney, flue or soil vent pipe.

**B.1f)** The dwellinghouse is not on article 2(3) land.

## **B.2**

**B.2a)** The proposed materials are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. (Please refer to drawings 1376\_DP\_230-00\_Pr.South elevation\_A3, 1376\_DP\_231-00\_Pr.East elevation\_A3).

**B.2b)(i)(aa)** The original eaves of the existing roof will be maintained.

**B.2b)(i)(bb)** The edge of the proposed dormer extension close to the eaves of the original roof is, so far as practical, not less than 0.2 metres from the eaves, measured along the roof slope from outside edge of the eaves. (Please refer to drawing 1376\_DP\_230-00\_Pr.South elevation\_A3).

**B.2b)(ii)** The proposed dormer extension does not extend beyond the outside face of any external wall of the original dwellinghouse.

**B.2c)** There are no side facing windows.