

PLANNING STATEMENT

PROPOSED WORKS : **New Rear Facing First Floor Dormer Extension.**

ADDRESS : **48 St Thomas Drive, Pagham,
Bognor Regis, West Sussex.**

It is contended that the new first floor dormer and new roof lights are considered Permitted Development under the General Development Order by virtue of:-

1. The dwelling is not on designated land, nor is the building listed.
2. The volume of the existing front dormer is 8.85 m³, the volume of the proposed dormer extension is 41.16 m³ - (less than 50 m³) and the dwelling is detached.
3. The proposed dormer is not on the principal elevation nor does it front the highway.
4. Materials used in the new dormer construction will be similar in appearance to the existing roof – plain concrete roof tile hanging.
5. No part of the extension is higher than the highest part of the existing roof.
6. There are no verandas or balconies with the development.
7. There are no proposed side facing first floor windows.
8. The roof extension is set back more than 200 mm from the eaves when measured along the roof plane.
9. No protected species are affected by the development nor has any evidence been found that bats are using the building.
10. The new roof lights will not protrude more than 150 mm beyond the plane of the roof and they are not located on a side elevation.

10 June 2020