

**SUPPORTING STATEMENT
for
Certificate of Lawful Development
for rear extension at
12 Sea Lane
Pagham.**



086 – June 2026

1.00 INTRODUCTION:

12 Sea Lane is a detached dwelling situated in Pagham to the west of Bognor Regis. The building sits within a larger than average garden plot fronting the road with a front garden with large drive, and an enclosed rear garden.

The current owners when purchased went about a thorough expansion and refurbishment project of three extensions: - to the master bedroom, the living room to the rear and the kitchen to the front. They employed a professional to do the necessary drawings for planning and building regulations.

2.00 SUBJECT OF THIS APPLICATION:

However, when proposing a sale this year it was found that the extension to the living room forming a sunroom area did not have planning consent although drawings had been completed. This application is to make this area lawful.

3.00 LOCATION:

No 12 Sea Lane is a detached dwelling situated close to the Church Farm Holiday Park and the sea front at Pagham.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces northeast across Sea Lane, with the extension in question to the rear facing southwest. There is a large front garden with paved driveway to leading to the linked detached single garage.



2 – Living Room Extension



3 – Living Room extension

The adjacent properties are of a similar style, the majority have been extended and remodelled within keeping to the setting.



4 – Rear of garage showing neighbouring property



5 – Rear garden



6 – Rear Garden

The large south facing rear garden is fully landscaped and provides privacy from neighbouring properties.

5.00 ACCESS:

The extension did not change access arrangements to the site from the highway which is via a single entrance drive through a low boundary wall. On-curtilage parking was not affected by this extension.



7 – Location aerial view 2026 © Google earth

6.00 LAYOUT:

The single storey extension was to form a vaulted garden room area off the main living room. This has doors out onto the patio and garden.

7.00 SCALE & APPEARANCE:

The extension was designed and constructed to be in keeping with the other extensions consented on application P/7/11, see drawings Appendix B.



8 – Aerial Location 2007 – no extensions © Google earth

The main walls will be in brickwork to match the existing house. The roof is profiled concrete tiles to match existing. Windows are in white upvc double glazed.

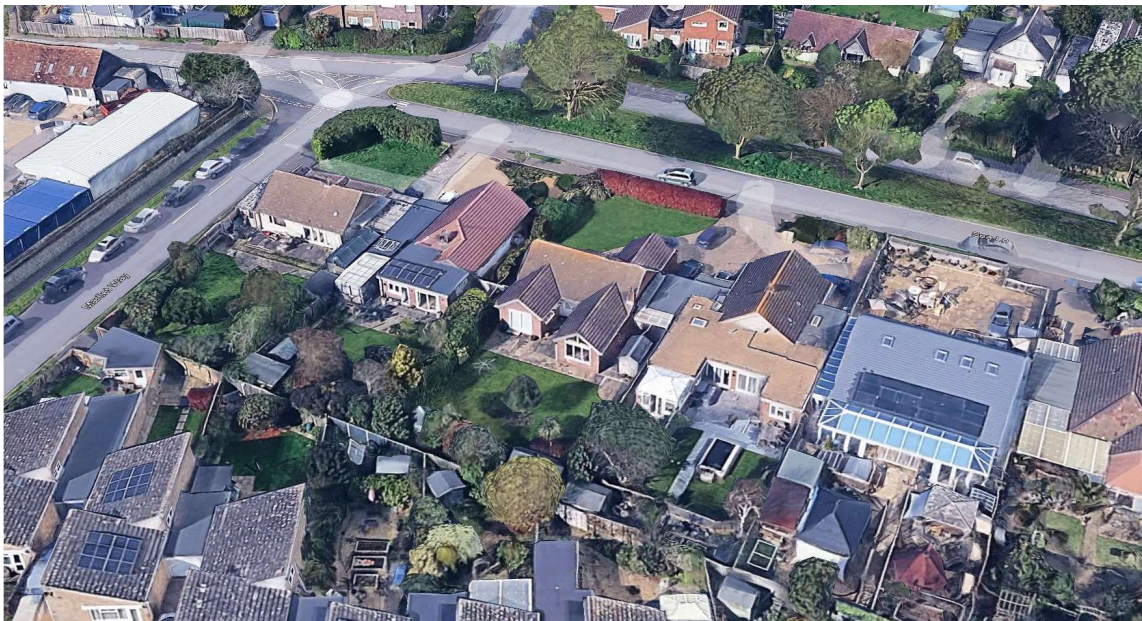
The addition of this extension to the main reception space adds an area with garden views with large amount of natural light without being obtrusive to neighbours.

It should be noted it was the original intention to have a conservatory in this position was changed to a permanent structure integral with the bungalow.

It can be seen from photo 4 and aerial views that the rear extension to No14 Sea Lane along the same boundary is longer than the extension in question.



9 – Aerial Location Jan 2012 – all extensions © Google earth



10 – Adjacent rear Garden Views 2026 to south © Google earth

8.00 LANDSCAPING:

The main garden to the rear essentially remained the same with current mixed shrubs and hedges to boundaries providing screening to neighbouring properties. The rear patio was updated with a larger paved area which will also provides for direct access to the garden.

9.00 CONSTRUCTION PHOTOGRAPHS:

The following photographs of the rear of the property show the extension in question was constructed at the same time as the others consented. It should be noted that a



11 – Blockwork commenced



12 – Roofed over

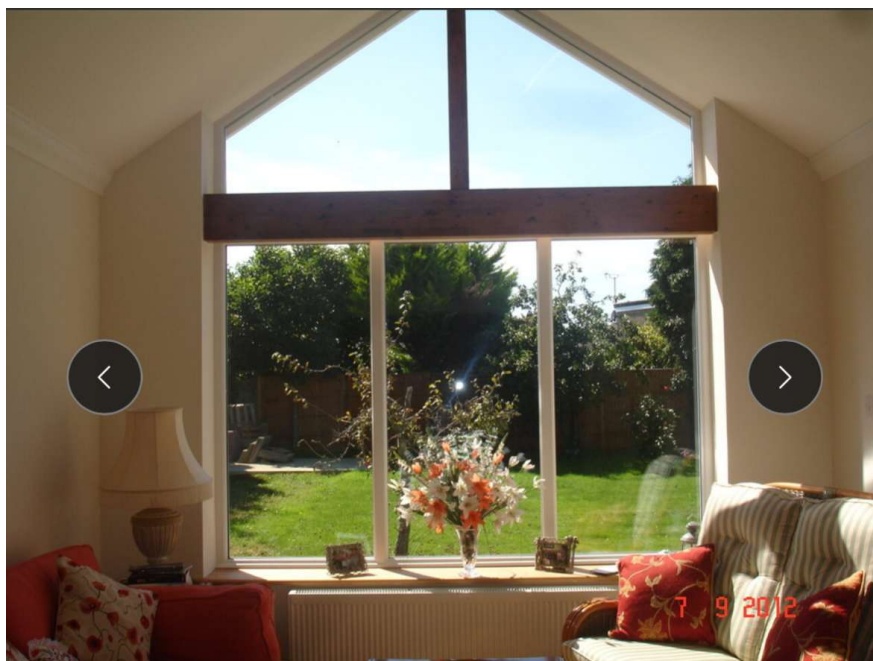
10.00 CONCLUSIONS:

The extension was constructed in good faith by the owners under the assumption that all consents had been obtained for all three extensions by their professional team they had instructed. Although this is

not an excuse for avoiding planning consent the matter has never been challenged by the local planning authority or neighbouring properties. As seen from aerial photography and dated photographs in Appendix A it was completed and in used in 2012, 14 years ago.

Therefore, we can conclude that a Certificate of Lawful Development can be issued.

11.00 APPENDIX A – DATED COMPLETED PHOTOGRAPHS:



13 – Rear internal view – 07/09/2012



14 – Internal view through from Living area – 07/09/2012

12.00 APPENDIX B – ARCHITECTURAL DRAWINGS:

The following Architectural Drawings by Tim Murray were produced for construction but not submitted for planning as part of application P/7/11 or as an amendment.

- Proposed Plans – 10/80/4
- Proposed Elevations – 10/80/3

and for clarity of the building prior to works:-

- Existing Plans – 10/80/1
- Existing Elevations – 10/80/2