Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Tel: 01903 737756
Email: planning@arun.gov.uk
www.arun.gov.uk/planning

Your Ref:

Internet Ref: PP-14233433

Please ask for: Technical Support Unit ext. 37711

Date: 7th August 2025

Mr Luke Ansell
113 Sea Road
East Preston
Littlehampton
BN16 1NX

Dear Mr Ansell,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Lawful Development Certificate for a Proposed Use or Development

Development: Hip-to-gable loft conversion with rear dormer, resulting in additional roof space of less than 50 cubic metres (as permitted for detached/semi-detached houses under Schedule 2, Part 1, Class B.1(c) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended), using materials of similar appearance to the existing dwellinghouse (per Class B.2(a)). The rear dormer is set back at least 0.2 metres from the eaves of the original roof (per Class B.2(b)), with no part of the enlargement higher than the highest part of the existing roof (per Class B.1(b)), and no verandas, balconies, or raised platforms (per Class B.1(f)). In conjunction, replacement of the existing flat roof on the single-storey rear extension with a pitched roof, lowering the eaves height from 2810mm to 2624mm and raising the ridge height to 3689mm above ground level (ensuring no exceedance of the main dwelling's roof height per Class B.1(b)), using matching materials (per Class B.2(a)), with no change to the extension's footprint or overall building height. No new access, hard-standings, enclosures, or drainage alterations beyond standard guttering/downpipes integrated into the existing system. The extension is approximately 3m from each side boundary, avoiding any adverse impact on neighbouring amenity or privacy (aligning with general PD principles).

Location: 35 Shaftesbury Road Rustington BN16 2HX

Thank you for your application submitted via the internet on 6th August 2025. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **R/141/25/CLP**.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website https://www.arun.gov.uk/privacy-policy/

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
https://www1.arun.gov.uk/planning-application-finder