

5 September 2014
2089-6.01-140905-PD Statement

Certificate of Lawfulness, 84 Sea Avenue, Rustington

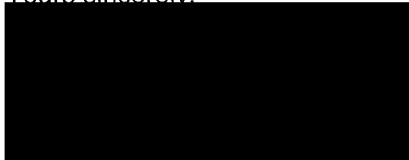
We write in conjunction to our submission for a certificate of Lawfulness Application at the above address.

We understand that the proposed works fall within the Permitted Development guidelines for the following reasons:

- The proposal is a small side extension, which is set back from the front principal elevation
- The roofline follows that of the existing property, and is not higher than that of the original house
- The width of the extension is not more than half the width of the original house
- The proposal uses materials to match that of the existing building
- The extension does fall within 2m of the boundary, but the eaves height of the new extension is 2.45m from external ground level (less than 3m), and the ridge is 3.75m from external ground level
- The proposal does not exceed 50% of the original dwelling footprint

Drawings containing existing and proposed floor plans and elevations are submitted along with this statement as part of this application.

Yours sincerely,



Chris Scarr
CDMS Architects

