



Landivar Architects Limited

The Workshop

Unit 3,

22-42 Windsor Street

Brighton

BN1 1BJ

United Kingdom

[REDACTED]

[REDACTED]

[REDACTED]

Company number 7194754

Notification of a proposed larger Home Extension

Project address: 35 Sea Avenue, Rustington, Littlehampton, BN16 2DQ

Proposal: Single storey rear extension.

Prepared for: Arun District Council

Planning application number: N/a

Prepared by: Jack Tompkins

Project Number: 1519

Notification of a proposed larger Home Extension:

Schedule 2, Part 1 (Class A) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Specific requirements for Permitted development legislation:

1 Outline of 'Original house' identified on plan.

'as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so'.

2 The application site **is not** within:

- *a conservation area; or*
- *an area of outstanding natural beauty; or*
- *an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside; or*
- *the Broads; or*
- *a National Park; or*
- *a World Heritage Site*

Notification of application:

- a. *a written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension*

Single storey rear extension:

a1 Length that the extension extends beyond the rear wall of the original house: **6m**

a2 Height at the eaves **3m**

a3 Highest point of the extension **3m**

- b. *a plan of the site, showing the proposed development*

b1 Application drawings reference number: **1519 - A.001**

1519 - D.001

- c. *the addresses of any adjoining properties (this should include any premises to the side/front/rear, even if they are not physically 'attached').*

c1 **Adjoining properties:**

33 Sea Avenue, Rustington, Littlehampton, BN16 2DQ

37 Sea Avenue, Rustington, Littlehampton, BN16 2DQ

22 Jervis Avenue, Rustington, Littlehampton, BN16 2AR

24 Jervis Avenue, Rustington, Littlehampton, BN16 2AR

26 Jervis Avenue, Rustington, Littlehampton, BN16 2AR

- d. a contact address for the developer (the householder) and an email address if the developer is happy to receive correspondence by email.

d1 **Confirmation of agents contact details:** [REDACTED]

Lawful Development criteria:

Permitted Development:

Conditions A.1

A) *as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*

The area of the proposal does not exceed 50%

B) *the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;*

The proposal is no higher than the ridge line of existing house.

C) *the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;*

The proposal does not exceed the height of the eaves to the existing dwelling.

D) *the enlarged part of the dwellinghouse would extend beyond a wall which—*

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse; -

The proposal is located to the rear and does not extend beyond the principal elevation.

E) *the enlarged part of the dwellinghouse would have a single storey and—*

- (i) *extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or -*

The proposal does not exceed 6 metres

- (ii) *exceed 4 metres in height;*

The proposal does not exceed 4 metres in height

F) *the enlarged part of the dwellinghouse would have more than one storey and—*

- i) *extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
 - (ii) *be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;*

N/A

G) *the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;*

The extension eaves do not exceed 3 metres.

H) *the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—*

- (i) *exceed 4 metres in height, **does not exceed 4m***
 - (ii) *have more than one storey, or **only single storey***
 - (ii) *have a width greater than half the width of the original dwellinghouse; or (i) it would consist of or include—*

The extension does not exceed half the width of the original house

Conditions A.2-

Does not apply to this project as the house is not located in article 1(5) land

Conditions A.3- Development is permitted by Class A subject to the following conditions:

- (a) The material used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. -

External walls to the single storey extension will match existing house.

- (b) Any upper-floor window located in a wall or roof forming a side elevation of the dwellinghouse shall be:

- (i) obscure-glazed and - N/A
(ii) non-opening unless the parts of the window which can be opened are more than 1.7

metres above the floor of the room in which the window is installed.

Windows to the side elevation will have obscured glazing