



**37 CHURCH ROAD
RUSTINGTON**
Planning Statement

1.0 PLANNING STATEMENT

Mr. & Mrs. Bird approached G3 Architecture as they wish to convert their loft to form a bedroom and home office.

As it is unclear whether Permitted Development Rights have been removed from the site, G3 Architecture advised that submitting a Householder Planning Application would be best practice (having looked up similar proposal's on Arun District Council's web portal).

Following the Planning Portal guidance for loft conversions, G3 Architecture have designed a loft conversion with a rear dormer that meets the Permitted Development criteria as demonstrated below:

"A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:"

- *A volume allowance of 40 cubic metres additional roof space for terraced houses* – the volume of the proposed dormer is 18.6m³, please refer to appendix A showing the volume calculation from the planning portal
- *No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway* – there is no extension to the principal elevation fronting the highway
- *No extension to be higher than the highest part of the roof* – the flat roof of the dormer sits below the highest point of the existing roof, as shown on the accompanying planning drawings
- *Materials to be similar in appearance to the existing house* – the materials used in the works will match the existing building, as noted on the accompanying planning drawings
- *No verandas, balconies or raised platforms* – there are no verandas, balconies or raised platforms proposed
- *Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor* – there are no side facing windows proposed
- *Roof extensions not to be permitted development in designated areas*- the dwelling does not lie within a designated area (conservation or AONB)
- *Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves* – the dormer extension has been set back by circa 50cm from the original eaves for aesthetical purposes
- *The roof enlargement cannot overhang the outer face of the wall of the original house* – the roof enlargement does not overhang the original external wall of the house

As demonstrated above and on the accompanying planning drawings, the proposed loft conversion meets (and in some cases exceeds) the permitted development criteria.

Therefore, G3 Architecture believes that Householder Planning Permission should be granted for this proposal.

2.0 NEIGHBOURING PROPERTIES WITH LOFT CONVERSIONS

There are a number of the same/similar house types in the local vicinity that have had loft conversions with dormers, please see the below extract from Google Maps and images on the following page.



GOOGLE MAPS EXTRACT

2.0 NEIGHBOURING PROPERTIES WITH LOFT CONVERSIONS



17 DINGLEY ROAD



113 DINSDALE GARDENS



114 DINSDALE GARDENS

Volume calculator (dormer window with flat roof)

Enter the measurements in the fields below and then click the "Calculate" button. Results are shown in the "Total Volume" field.
The volume calculator provides the total volume of the element that is illustrated in the image and defined by the measurements shown.

Height

Metres

Depth

Metres

Length

Metres

Total Volume

Cubic Metres

Calculate >

Reset

