

**Planning Statement in support of an application for a  
Certificate of Lawful Development for a Proposed Use**

**At**

**5 Dolphin Way, Rustington, Littlehampton, BN16 2EL**

**The application site consists of a single detached bungalow located on the eastern side of Dolphin Way, south of the junction with Evelyn Avenue.**

**The area generally consists of similar bungalow type properties set in similar plots and as such the character of the area is residential.**

**The proposal is to convert the existing hipped end pitched roof and construct a rear dormer, with two partial hip to gable roof extensions.**

**The proposal is in compliance with Class B of householder permitted development rights in that:-**

- 1. Permission for the use of the property as a dwelling house was not achieved via a change of use.**
- 2. No part of the dwelling house, as a result of the works will exceed the highest part of the existing roof.**
- 3. No part of the dwelling house, as a result of the works, will project beyond the plane of the roof facing a highway (principal elevation).**
- 4. The additional cubic content created by the works will be 29.2m<sup>3</sup> i.e. less than 50m<sup>3</sup> over and above the original roof space.**
- 5. The works will not consist of or include the construction or provision of a veranda, balcony or raised platform. Nor will it consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.**
- 6. The dwelling is not on article 2(3) land.**
- 7. The materials used in the development will match the materials used for the construction of the original dwelling.**
- 8. The eaves of the original roof will be retained and the new dormer will be set a minimum of 200mm from those eaves.**
- 9. No new windows will be formed on the side elevation of the proposed development.**