

1 Introduction

This planning statement is submitted in support of an application for a Lawful Development Certificate relating to proposed extension to 51 Milton Road, Rustington BN16 2PL.

2 Planning Status of the Site

The application site is not Article 2(3) land as defined in Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015; i.e. it is not within

- A Conservation Area;
- An Area of Outstanding Natural Beauty;
- An area specified by the Secretary of State for the purposes of Section 41(3) of the Wildlife and Countryside Act 1981;
- The Broads; OR
- A World Heritage Site

The dwelling is not included on the statutory List of Buildings of Special Architectural or Historic Interest authorised by the Secretary of State and maintained by Historic England.

3 The Proposed Extension

The proposed development is the erection of a single storey side extension to be built onto the original east wall of the dwelling. The extension will have externally measured dimensions of 5.9 metres (width) by 3.0 metres (depth) and a crown roof with secret flat roof behind with eaves of 2.9 metres and a ridge height of 3.52 metres. The floor plans and elevations of the existing dwelling and as proposed to be extended, together with a location plan are attached to this application.

The external facing materials to be used in the proposed extension will match those of the existing dwelling.

4 Permitted Development

It is contended that the proposed single storey side extension is permitted development and therefore does not require planning permission because it satisfies the relevant criteria of the General Permitted Development Order.

The relevant criteria are contained in Schedule 2, Part 1 Class A of the Order concerning “the enlargement, improvement or other alteration of a dwellinghouse”

5 Conclusion

There is no planning history that indicates any previous applications having been made for any extension or enlargement of the original building as constructed.

The proposed single storey extension satisfies all the relevant criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, is permitted development and thus does not require planning permission. The erection of the proposed extension would therefore be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) and a positive Certificate of Lawful Development for the proposed extension should be granted.