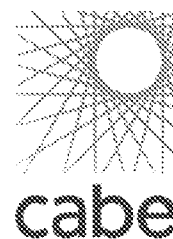


Sutcliff Consultants Ltd.

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Arun District Council
Maltravers Road
Littlehampton

Monday, 21 March 2022

**Verification of application Evidence and planning statement
34 The Crescent, Rustington BN16 2PF**

This proposal is for a single storey side extension to the above property, to provide a garden store for bicycles and gardening equipment. This property has been in constant use as a single private dwelling since its construction.

The proposed extension will consist of a brick-built structure under a felted flat roof to match the existing side extension for which planning permission was granted under R/25/21/HH. The external finishes will match those on the existing building as closely as possible. i.e. fair-faced brickwork under a felted flat roof.

The proposed brick-built store will have an internal floor area of approximately 6.6m² and the walls will be constructed from non-flammable materials. The highest point of this structure will be less than 3m above the adjacent ground level and rainwater runoff will be directed into the existing rainwater system within the site.

The overall depth of the proposed extension is 5.1m and width 1.4m. (External dimensions). The overall height to the top of the eaves will be less than 3m above the adjacent ground and no higher than the existing eaves of the house.

It is therefore considered that the proposed attached garden store falls within permitted development rules under Class A of the GPDO 2015 (As amended)