



Planning Statement

Development: Lawful development: Proposed use
Hip to Gable loft conversion with rear dormer.

Location: 15, Evelyn Avenue, Rustington, BN16 2EJ

Date: 14th January 2026

The proposal is for a hip to gable conversion on both the North and South Elevations, a new rear dormer is proposed on the West elevation, roof lights are proposed on the West Elevation, and side windows are proposed on both the North and South gable elevations.

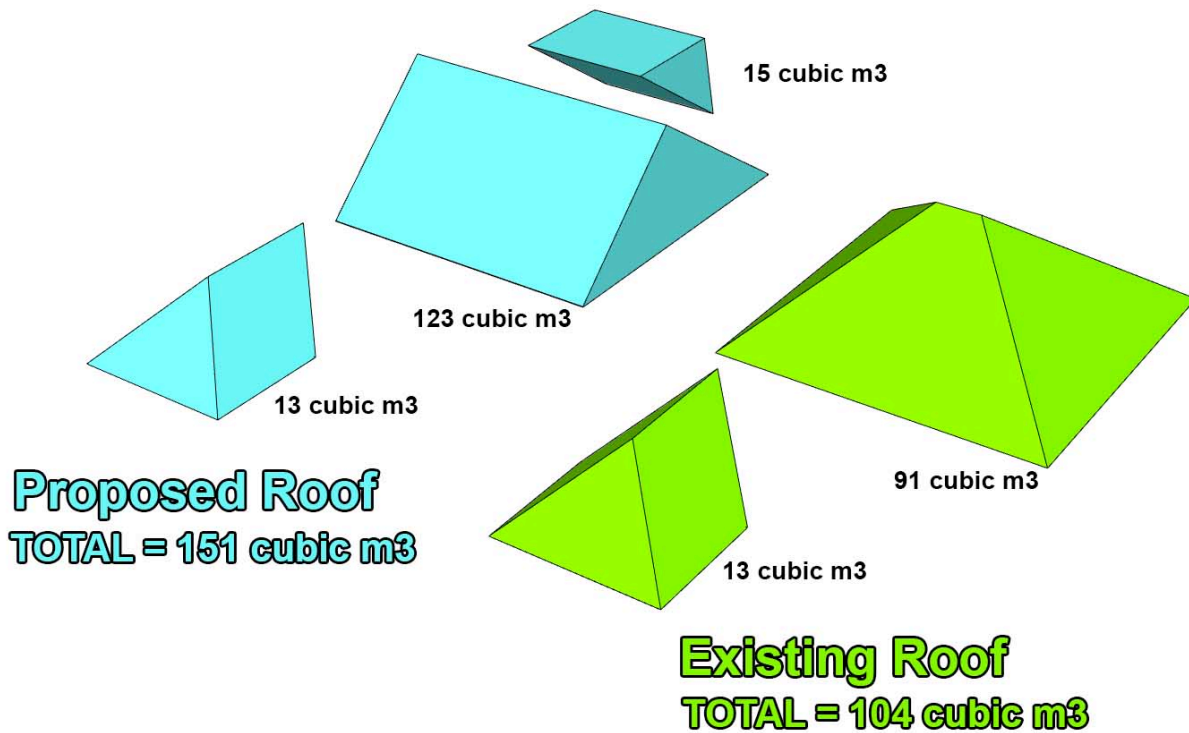
The property is a detached Bungalow, the existing bungalow has no restrictions on permitted development rights.

The proposed works fall within permitted development for the following reasons:

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- The total volume of the additional roof space does not exceed 50 Cubic metres. - (see calculation below)
- The proposed side-facing windows are obscure glazed the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- No part of the new works will be higher than the highest part of the existing roof.
- All materials will be similar in appearance.
- The proposed rear roof lights are permitted development, they do not project more than 150mm from the plane of the roof, they do not sit higher than the highest part of the roof ridge, and they are not on a side roof slope that faces a highway, and they are not on a listed building.

Cubic Volume Calculation

Total Extra Cubic Volume = 47m³



Gross External Cubic Volumes - Existing & Proposed Roof