PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Supporting Statement for:

Single Storey Rear Extension

at:

41 Navarino Road, Selden, Worthing BN11 2NE

Written and prepared by Planning By Design
on Behalf of Lucy Hannaford

Application

On behalf of our client Lucy Hannaford (Applicant), we enclose an application for Prior Approval for a large single storey rear extension at 41 Navarino Road, Selden, Worthing BN11 2NE.

This supporting statement has been prepared to demonstrate how the proposal is in accordance with all necessary parameters and conditions to consituite as Permitted Development as per the General Permitted Development Order (as amended) 2015.

The application documentation, which has been submitted to Worthing Borough Council as the Local Planning Authority via the Planning Portal (ref. PP-12709353) comprises the following:

- Completed Application Form;
- Suporting Statement (prepared by Planning by Design); and
- Planning Drawings (prepared by Planning by Design).

The statutory application fee of £120 has been paid via the Planning Portal.

Evidence to Verify

The following sections seeks to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to consituite as Permitted Development (PD) under the GDPO.

Accordance with the General Permitted Development Order

Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended) is recognised as the primary consideration for the determination of the proposed scheme. The proposed works follow a summarised version of the conditions and limitations set in Class A of the GDPO:

- Between 3m and 6m for a terrace or semi-detached house
- Max height of 4m and not higher than the ridge-line of the house
- Max eaves height of 3m if within 2m of a boundary and not higher than the eaves of the house
- Up to 50% of the original space around the house including any existing outbuildings or sheds etc.
- Not on article 2(3) land – conservation area, AONB, Broads or a site of special scientific interest
- Materials of a similar appearance to existing house
- Must not extend beyond a side elevation that fronts a highway or the principal elevation of the original dwelling house
- No verandah, balcony or raised platform

Proposed Development

The proposed development is a single-storey extension at 41 Navarino Road for the provision of additional habitable space for the occupier of the property. The proposed extension will be (as approximate measurements):

- 3.9m in depth;
- 1.7m in width; and
- 2.4m in height.

The detailed proposal includes:

- The development extends beyond the rear wall of the original house. Where the original rear wall of a house is stepped, then each of these walls will form the rear wall of the original dwellinghouse.
- The extension is sited close to the northern boundary edge, and as such the eave heights is under 3m.
- A roof light will be created to allow natural light and ventaliation into the habitable space.
- No windows are proposed on the north elevation (side) to prevent overlooking into the neighbouring property.
- The extension is sited (largely shaded area) and of a height (single storey) that will not impact the daylight/sunlight into the neighbouring property i.e. the majority of windows are on the first floor, not ground.
- The proposal will incorporate materials to match the existing property.

The proposal is fully compliant with the requirements of Class A of the General Permitted Development Order (GDPO).

Planning Considerations

The proposal would be a modest extension in the context of surrounding properties and proposed building materials will match the main dwelling and neighbouring properties. Neighbouring properties and their extensions all follow similar materials, so it would be prudent to follow the same character to support the preservation of the area.

As a rear extension, the proposed development would not be seen from the street scene. There are similar land parcels along Navarino Road and the proposed extension will not exceed the furthest part of the rear wall to adversely impact surrounding building lines.

In terms of its scale and siting, the rear extension proposed will not adversely impact the residential amenity of neighbouring occupiers in terms of loss of light, overshadowing or create an unpleasant outlook and should be considered acceptable on amenity grounds.

Conclusion

Overall, it is considered that the proposals are compliant with the GPDO. We kindly request that the Council approves the Prior Approval for this proposed extension without delay in line with the National Planning Policy Framework.

Should any further information be required to assist in the Council's decision in the issuing of a Prior Approval for this proposal, please do not hesitate to contact Planning by Design directly.