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Certificate of Lawfulness at 121 Crabtree Lane, Lancing

Single Storey Rear Extension

It is considered that the proposed rear extension to this property is considered to be lawful meeting all the limits and conditions of Class A of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons:-

- No more than 3m in depth for a semi detached dwelling
- No more than ½ the area of land around the original house would be covered by the addition.
- The extension is not on the principle elevation.
- The height is less than 4m.
- The eaves height is not higher than 3m within 2m of a boundary
- The eaves height is not higher than the existing.
- All materials will be similar in appearance to the existing dwelling.
- The proposal is not situated within a designated area.
- There are no verandas. balconies or raised platforms