



Planning Statement

For works at:
33 Manor Close, Southwick, BN42 4NW

This statement supports one Lawful Development Certificate application to substantiate the compliance of one proposal for a full width rear extension at 33 Manor Close.

This statement should be read in conjunction with proposed drawing 3904.PL.100

Existing Property

The property at 33 Manor Close is a central unit within a terrace of 4 dwellings along the eastern side of Manor Close.

The existing property is clad in painted render with a brick plinth present to the front elevation that rises to the underside of the window cills at ground floor level.

The main roof is finished in plain concrete tiles. Plain concrete tiles are also present on the bay window and porch to the front and to the roof of the existing rear extension.

The existing glazing and external doors are of white PVCu.

Fascias are painted timber and rainwater goods are plastic of both white and black colour.

Please see existing drawing 3904.EX.100 for further information.

An existing rear extension is present comprised of a series of ad-hoc additions to the property that are wholly unfit for purpose.

This extension is not original as shown in the OS map extracts included below.

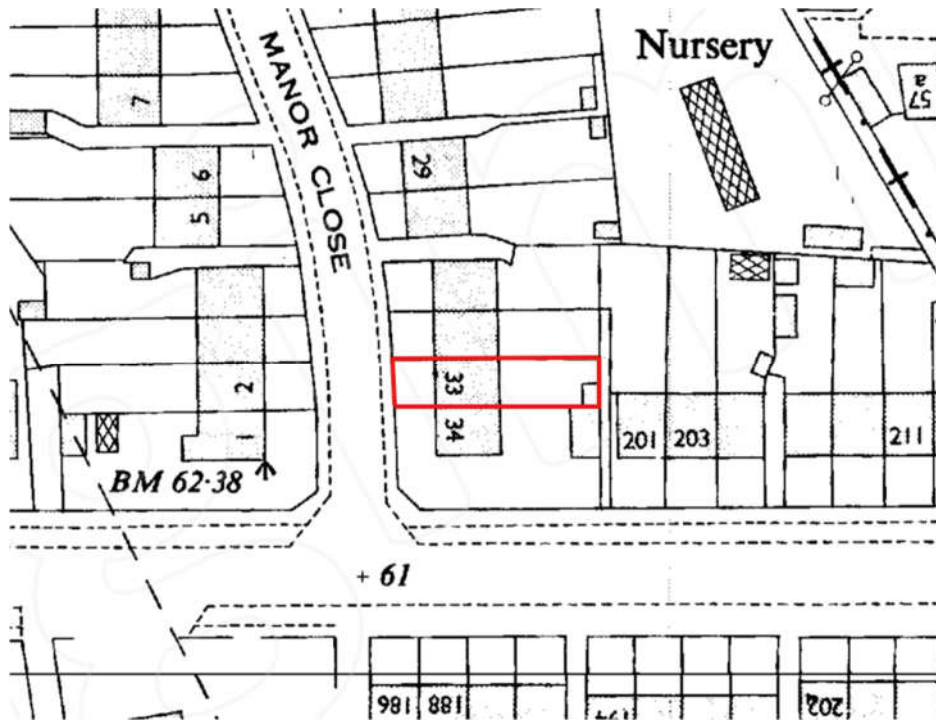


Figure 1 - Historic map showing the original form of the terraced houses on Manor Close with no rear extensions

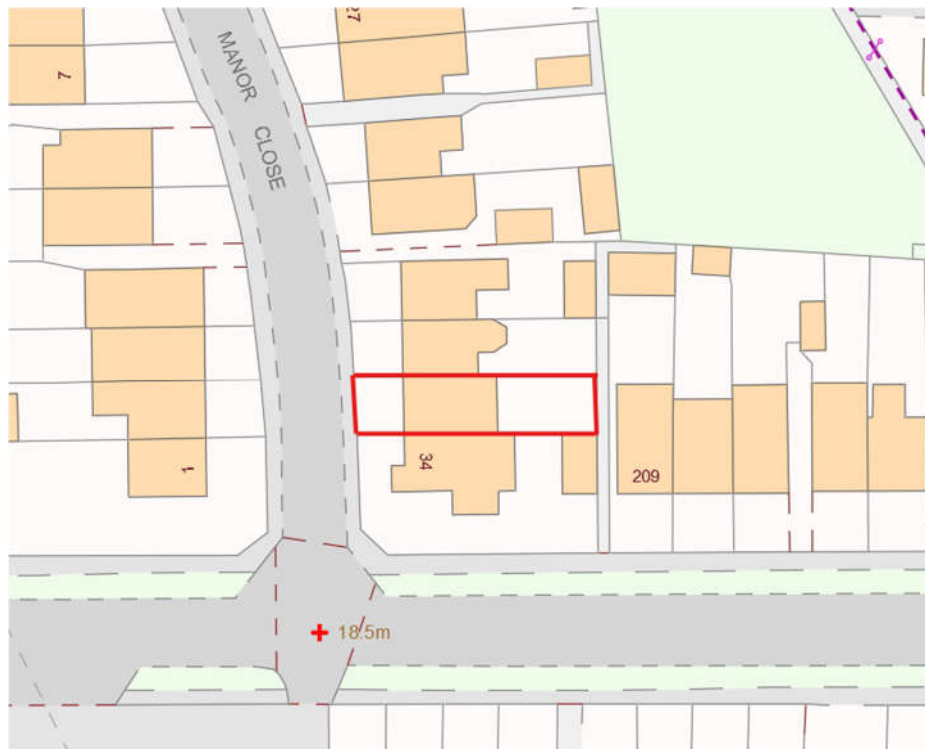


Figure 2 - Modern OS Map extract showing unoriginal extension added to 33 Manor Close

The proposed alterations fall within the scope of what is considered permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (Schedule 2, Part 1, Class A). In particular, the following points relevant to the proposal have been observed:

'A.1 Development is not permitted by Class A if—'

- *a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use).*

The property has always been a single dwellinghouse.

- *(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).*

The addition would not exceed 50% of the total area of the curtilage (the proposed extension comprises approximately 12% of the original curtilage, with an existing outbuilding taking up an additional 6%)

- *(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.*

No additions are exceeding the highest part of the roof of the existing dwellinghouse.

- *(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.*

The proposed eaves do not exceed the height of the existing eaves of the dwellinghouse.

- *(e) the enlarged part of the dwellinghouse would extend beyond a wall which—*

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse.

The enlarged part of the dwellinghouse does not extend beyond the principal elevation of the original dwelling house and does not front a highway.

- *(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—*

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height.

The proposed extension is only 2m in length, and 3.3m high at the apex of the pitched roof.

- *(g) ...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—*
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
 - (ii) exceed 4 metres in height.*

N/A

- *(h) the enlarged part of the dwellinghouse would have more than a single storey and—*
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.*

The enlarged part of the dwellinghouse is single storey.

- *(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.*

The enlarged part of the dwellinghouse is within 2 metres of the boundary but the height of the eaves does not exceed 3 metres.

- *(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—*
 - (i) exceed 4 metres in height,*
 - (ii) have more than a single storey, or*
 - (iii) have a width greater than half the width of the original dwellinghouse.*

The enlarged part of the dwelling does not extend beyond a wall forming the side elevation of the original dwellinghouse.

- *(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).*

The total enlargement of the original dwellinghouse including previous enlargements, does not exceed the limits set out in sub-paragraphs (e) to (j).

- *(k) it would consist of or include—*
 - (i) the construction or provision of a verandah, balcony or raised platform,*
 - (ii) the installation, alteration or replacement of a microwave antenna,*
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or*
 - (iv) an alteration to any part of the roof of the dwellinghouse.*

No verandah, balcony or raised platform is proposed. No installation, alteration or replacement of a microwave antenna is proposed. Proposed alterations to soil and vent pipe comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Schedule 2, Part 1, Class G). No alteration to any part of the roof is proposed.

- *(1) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).*

The dwellinghouse is not built under Part 20 of this schedule.

'A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—'

- *(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;*
- *(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or*
- *(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;*
- *(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).*

The dwellinghouse is not on article 2(3) land.

'A.3 Development is permitted by Class A subject to the following conditions—'

- *(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;*

The proposed materials are similar in appearance to those used in the exterior of the existing dwellinghouse.

- *(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—*
 - (i) obscure-glazed, and*
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and*

No upper floor windows proposed.

- *(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.*

Proposed enlargement is only a single storey.

We therefore consider that the proposals accord with the technical requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Should you require any further information in respect of this application then please get in touch,

Deacon and Richardson Architects Ltd.

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