Richley Design & Construction
191b Freshfield Road
Brighton
East Sussex
BN2 9YE
01273 682659

January , 2016

LAWFUL DEVELOPMENT STATEMENT



THE SITE

49 Gordon Road
Shoreham
W. Sussex
BN43 6FW

The dwelling house is a Semi Detached property, in C3 Use and will continue to be so after the proposed development.

The works proposed are:-

a) Single storey Rear extension
b) Rear Dormer Window(s)
c) 2no. New Roof Lights to the Front Elevation

Under Class A the following limits and conditions apply:

A.1 Development is not permitted by Class A if -

(a) 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)

> ***Proposed works*** *will bring the area of ground covered by buildings (other than the original house) up to 9.1mtr/2. The total area of original curtilage was 113.6mtr/2. The proposed development* will therefore bring the overall development on the curtilage to 8%.

d) 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

> ***Proposed works*** *will not exceed the highest part of the roof of the existing dwelling house; proposed development only intends to be constructed as a ground floor addition.*

(b) 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

> ***Proposed works*** *will ensure eaves will be level with eaves from front elevation (front elevation eaves lower than that of the rear), so not to be higher than any eave levels.*

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(d) the enlarged part of the dwellinghouse would extend beyond a wall which -
(i) Fronts a highway, and
(ii) Forms either the principal elevation or a side elevation of the original dwellinghouse

***Proposed works** will not extend beyond a wall that fronts a highway or forms either the principal elevation or a side elevation.*

e) 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

(ea) until 30th May 2016, for a dwellinghouse not on article 1(5) 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

***Proposed works** to extend existing rear addition to 3mtrs beyond the original dwelling houses rear wall.*

***Proposed works** will not exceed 4 meters in height (at any point)..*

f) the enlarged part of the dwellinghouse would have more than one 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 opposite the rear wall of the dwellinghouse

***Proposed works** only to be a single storey construction.*

(h) 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 one storey, or
(iii) have a width greater than half the width of the original dwellinghouse

***Proposed works** will not extend beyond a wall forming a side elevation.*

or

(i) it would consist of or include -

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(i) the construction or provision of a veranda, 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

***Proposed works** will not alter any of the above*

A.2 *In the case of a dwellinghouse on article 1(5) 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 one storey and extend beyond the rear wall of the original dwellinghouse

***Proposed works** does not proposed any of the above*

Conditions

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

***Proposed works** will include brickwork/render facing, White UPVC fascia and soffits white UPVC drain pipes and gutters and White UPVC double glazed Patio Door to match existing construction materials used on existing dwelling house.*

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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

***Proposed works** do not include any upper floor windows*

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse

***Proposed works** do not include more than one storey.*

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CLASS B

Under Class B the following limits and conditions apply:-

B.1 Development is not permitted by Class B if:-

a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Proposed works *does not exceed height of existing roof*

b) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

Proposed works *does not extend beyond the plane of any existing roof slope that fronts a highway*

c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than;-

i. 40 cubic meters in the case of a terrace house. Or
ii. 50 cubic meters in any other case

Proposed works *increase volume of existing dwellinghouse by* ***36.05Mtrs³***
(Dormer 1 = 21.62Mtrs³ / Dormer 2 =14.43Mtrs³)

d) It would consist of or include:-

i. The construction or provision of a veranda, balcony or raised platform, or
ii. The installation, alteration or replacement of a chimney, flue or soil and vent pipe

Not applicable

e) The dwellinghouse is on article 1(5) land

The Dwellinghouse is not on article 1(5) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions:-

a) The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed works will reuse existing plain roof tiles to front and side elevations, matching roof tiles to existing to be sourced and used for rear elevation and new dormer walls.
Proposed fascia/soffits to match existing (white U-PVC).
Proposed windows to be white U-PVC casement windows to match existing windows fitted on property.

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Proposed rainwater goods, White U-PVC to match existing.
Proposed flat roof to be felt finish.

b) The enlargement shall be constructed so that:-
   i. Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension:-
      aa) the eaves of the original roof are maintained or reinstated; and
      bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 200mm from the eaves, measured along the roof slope from the outside edge of the eaves:- and
   ii. Other than in the case of an enlargement which joins original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.
   ***Proposed works** will not be less than 200mm from existing eaves*

c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be:-
   i. Obscure-glazed, and
   ii. Non-opening unless the parts of the window which can be opened are more than 1700mm above the floor of the room in which the window is installed.
   ***Proposed works** will NOT include an opening window to the side elevation.*

CLASS C

Under Class C the following limits and conditions apply:-

C.1 Development is not permitted by Class C if:-

a) The alteration would protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
   ***Proposed works** will include roof windows to the front elevation (fronting a highway) but will not protrude by more than 150mm beyond the roof plane.*

b) It would result in the highest part of the alteration being higher than the highest part of the original roof; or
   ***Proposed works** does not exceed height of existing roof*

c) It would consist of or include

   i. The installation, alteration or replacement of a chimney, flue or soil and vent pipe
   ii. The installation, alteration or replacement or solar photovoltaic's or solar thermal equipment
   Not applicable

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Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be:-

a) Obscure-glazed; and
Not applicable

b) Non-opening unless the parts of the window which can be opened are more than 1700mm above the floor of the room in which the window is fitted.
Not applicable

Summary

The proposed development and extensions are a permitted development under Classes A of the General Permitted Development Order.

The proposed development and extensions are a permitted development under Classes B and C of the General Permitted Development Order.