

Lawful Development Certificate (Proposed) – Supporting Statement

Site: 17 Markwick Mews, Worthing, BN11 1DZ

Proposal: Single-storey rear extension

Applicant: Mrs Rajna Kaium

Prepared by: Ghassan Consulting Services

Date: 11/06/2026



1. Introduction

This statement supports an application for a **Lawful Development Certificate (Proposed)** for the erection of a **single-storey rear extension** at 17 Markwick Mews, Worthing. The purpose of the application is to confirm that the proposed works constitute **permitted development** under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

The property is a **semi-detached dwellinghouse** located within the built-up area of Worthing. It is **not listed**, **not within a conservation area**, and there are **no Article 4 Directions** affecting permitted development rights at this address.

2. Description of Proposed Development

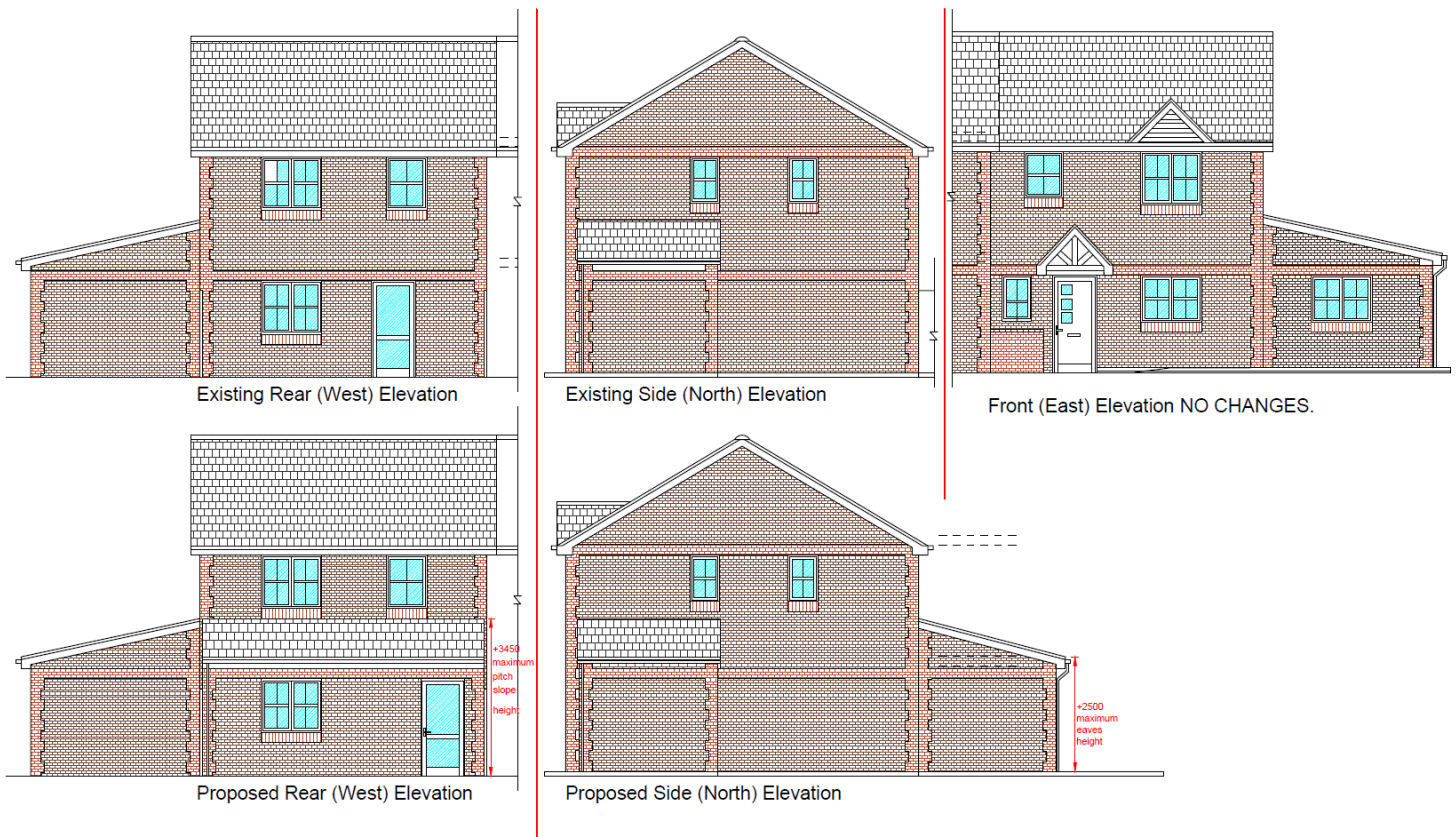
The proposal comprises the construction of a **single-storey rear extension** measuring approximately:

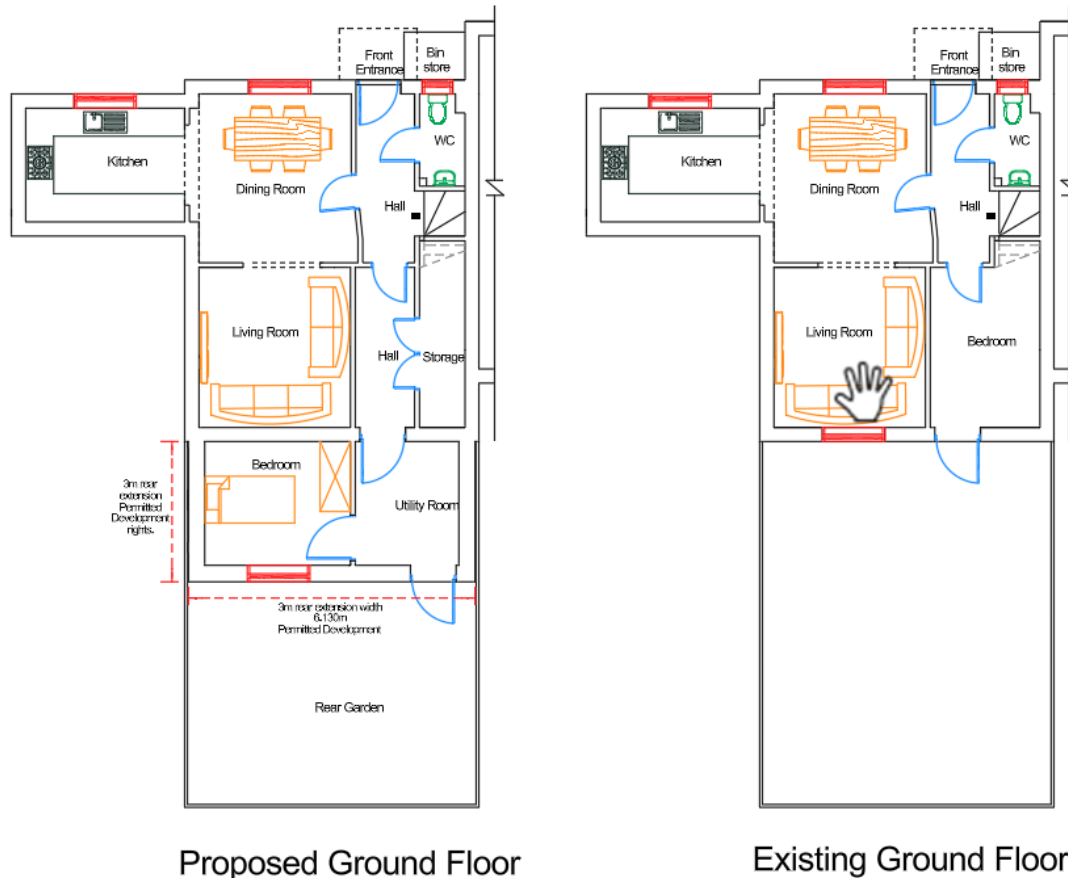
- **Width:** 6.10m
- **Depth:** 3.00m
- **Height:** 2.5m at eaves and 3.45m at pitch - within the limits of Class A of the GPDO
- **Roof:** Single-storey pitched/flat roof (as per drawings)
- **Materials:** To match the existing dwelling (red brick), white UPVC windows and doors.

No alterations are proposed to the front or side elevation.

No works are proposed to the highway.

No works are proposed over the drainage / sewers.





Proposed Ground Floor

Existing Ground Floor

3. Relevant Legislation – GPDO 2015 (as amended)

The proposal has been assessed against Schedule 2, Part 1, Class A of the GPDO, which permits the enlargement, improvement or alteration of a dwellinghouse subject to specific limitations and conditions. The property retains full permitted development rights, and the proposed rear extension meets all relevant criteria, as set out below.

Permitted Development Compliance – Class A:

A.1 – Limitations

- (a) Curtilage coverage: The extension does not exceed 50% of the total curtilage (excluding the original dwelling).
- (b) Principal elevation: The extension is located to the rear and does not extend beyond a principal elevation.
- (c) Highway: The extension does not front a highway.
- (d) Height: The extension is single storey and does not exceed 4m in height.
- (e) Eaves height: The eaves height does not exceed 3m, as required when within 2m of a boundary.

(f) Depth of rear projection: For a semi-detached dwelling, the maximum permitted depth is 3.0m. The proposal projects exactly 3.0m. The proposal is not a "larger home extension" under Class A.1(g) and therefore does not require prior approval.

(g) Side extension width: No side extension is proposed.

(h) Width relative to original dwelling: The extension does not exceed half the width of the original dwellinghouse.

(i) Height relative to existing dwelling: The extension is lower than the existing rear wall and roof. No part of the extension exceeds the height of the highest part of the existing roof.

(j) No wraparound: The proposal is a pure rear extension and does not combine rear and side elements.

A.2 = Additional limitations for certain types of development does not apply here (A.2 applies ONLY when the development includes a side extension, or, a rear extension that joins a side extension, or a two-storey extension, or a rear extension on Article 2(3) land (conservation areas, AONB, National Parks, etc.))

A.3 – Conditions

(a) Materials: External materials will match the existing dwelling, including red brick and white UPVC windows/doors.

(b) Roof pitch: The roof pitch is consistent with the existing dwelling.

(c) No verandas, balconies, or raised platforms: None are proposed.

(d) Side-facing windows: No side-facing windows are proposed.

4. Local Precedent – Rear Extension Approved by Adur & Worthing Council

Application: AWDM/0473/20

Address: 14 Markwick Mews, Worthing BN11

A comparable rear extension at 14 Markwick Mews was approved by Adur & Worthing Council as permitted development.

The site circumstances, dwelling type, and planning context are materially identical to the application property.

This precedent confirms that rear extensions of this scale at Markwick Mews fall within Schedule 2, Part 1, Class A of the GPDO and do not require planning permission.

5. Planning History of the property

Application: AWDM/1203/21

Address: 17 Markwick Mews, Worthing BN11

The Council previously approved a similar proposal, confirming that a side extension in this location is acceptable in principle.

The extension has been built to a high standard using matching materials, demonstrating that the property can accommodate modest extensions without harm to character or amenity.

6. Conclusion

The proposed single-storey rear extension **meets every requirement** of Schedule 2, Part 1, Class A of the GPDO 2015 (as amended). It is therefore **permitted development** and **does not require planning permission**.

The development:

- Falls within permitted development limits
- Does not require express planning permission
- Does not affect protected land, heritage assets, or Article 4 areas
- Uses matching materials and respects the character of the dwelling
- The proposal is not a "larger home extension" under Class A.1(g) and does not require prior approval. The depth is limited to 3.0m, within standard permitted development limits.

The current proposal is consistent with the scale and form previously assessed by the Local Planning Authority.

For these reasons, it is respectfully requested that the Local Planning Authority issue a **Lawful Development Certificate (Proposed)** confirming that the works are lawful.

Document prepared by

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