Evidence to Verify the application for a Lawful Development Certificate

Project: 212 Old Shoreham Road, Southwick, BN42 4LT Date 11 May 2022

The Proposal Works for a detached house to include:

1. Rear ground floor extension
   The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. As per guidance, it states that

(f) 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 relevant guidance for which this proposal meets is set out below.

Class A - single-storey extension
The proposed rear extension is considered to be permitted development and not require an application for planning permission, as the following limits and conditions have been met:

• The extension (including previous extensions) and other buildings do not exceed 50% of the total area of land around the original house
• The extension is not proud of the principal elevation or side elevation of a house and it does not front a highway
• The extension is not on designated land
• The proposed materials used in exterior work to be similar in appearance to those of the exterior of the existing house
• The extension is single storey and within two metres of the boundary to the neighbouring properties, so has a maximum roof height of 3 metres
• The extension is 4m deep and therefore does not extend beyond the rear of the original house by more than 6m of the house
• The proposed eaves and ridge height of the extension are no higher than the existing house.