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Evidence to Verify Application for Lawful Development at 179 Brighton Road, Lancing, BN15 8JB

Ref: 2021.3.1_Planning

24th January 2022

The proposal complies with the permitted development guidance as set out on the Planning Portal website, within as Class A - Enlargement, improvement, or alteration of a house, on the terms of "The Town and Country Planning" (General Permitted Development): the enlargement, improvement, or other alteration of a dwellinghouse.

The relevant guidance for this proposal is set out below:

1. The existing House is a detached bungalow, is not a listed building and is not in a conservation area.
2. No more than half the area of land around the "original house" is covered by the addition (Including the lean-to side extension included in the recent planning application) or other buildings.
3. The proposed extension is not forward of the principal elevation or side elevation fronting a highway.
4. The materials will be similar in appearance to the existing house.
5. As the extension is within 2m of the boundaries, the maximum eaves height is no higher than 3m (measured as per guidance illustration on page 12 of "Permitted development rights for householders".
6. The proposed rear extension does not extend beyond the rear wall of the original detached house by more than 4m.
7. The maximum height of the proposed rear extension does not exceed 4m.
8. The maximum eaves and ridge height of the proposed extension is no higher than existing house.