Gerald Moore RIBA Chartered Architect 1 Exmoor Crescent Worthing West Sussex BN13 2PL

Tel: 01903 609607 [redacted] E-Mail: contact@geraldmooreriba.co.uk

16th July 2024

Planning Services
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex BN11 1HS

Our Ref: 1861/24
Your Ref:
P.P. Ref:112828820

By e-mail only

Dear Sirs,

Single Storey rear extension at 9 Newling Way Salvington Worthing BN13 3DG

Please find attached a Lawful Development; Proposed Use, application relating to a single storey rear extension, at the above location comprising of the following;

- Certificate of Lawful Development [Proposed] form including Certificate A
- Location and Block/Roof plans proposed 1861/24/P/10
- Proposed Floor plans 1861/24/P/11
- Proposed Elevations 1861/24/P/12
- Existing Floor plans 1861/24/P/13
- Existing Elevations 1861/24/P/14
- Photo Sheet 1861/24/P/15
- CIL Form 1

A sum made payable to Adur & Worthing Councils for £129.00 has been paid by on-line payment via the planning portal together with the planning portal administration fee of £70.00.

An exemption from CIL charges is sought as the additional area is under one hundred square metres; 18 square metres in total.

Should you require any further information in order to register the application please do not hesitate to contact me.

By way of explanation this application seeks confirmation that the proposed single storey rear extension meets the criteria relating to Class A alterations and is lawful within s192 of the Town and Country Planning Act 1990 (as amended)

Class A

Class A of Schedule 2, Part 1 of the Town and Country (General Permitted Development) (England) Order 2015

Permitted Development
A. The enlargement, improvement or other alteration of a dwellinghouse:-
A.1 Development not permitted by Class A if:-

Criteria	Yes	No	N/A
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);		X	
(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);		X	
(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;		X	
(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;		X	
(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;		X	
(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;		X	

Criteria (Continued)	Yes	No	N/A
(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;		X	
(h) the enlarged part of the dwellinghouse would have more than a single storey and—		X	
(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;		X	
(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;		X	
(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;		X	
(k) it would consist of or include—			
(i) the construction or provision of a verandah, balcony or raised platform,		X	
(ii) the installation, alteration or replacement of a microwave antenna,		X	
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or		X	
(iv) an alteration to any part of the roof of the dwellinghouse		X	

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

Criteria	Yes	No	N/A
(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;			X

Criteria (Continued)	Yes	No	N/A
(a) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;			X
(b) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse			X
(c) 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).			X
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;	X		
(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			X
(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			X

I look forward to discussing the proposal with the designated officer during the consultation period, should the need arise, to reach a successful conclusion.

Yours faithfully

[redacted]

Gerald Moore Att. As listed above