Planning Statement (PS01)

In support of the application for a
single storey rear extension to
1a Mill Hill
SHOREHAM-BY-SEA
BN43 5TG.

Introduction

Planning Statement prepared to justify the proposed alterations to the above property.

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

SCHEDULE Article 3 "PART 1 DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE Class A.

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 will not exceed 50% of the total area of the cartilage.

(b) the height of the proposed extension will not exceed the height of the highest part of the roof of the existing dwellinghouse.

(c) the height of the proposed extensions eaves will not exceed the height of the eaves of the existing dwellinghouse;

(d) the proposed extension of the dwellinghouse will not extend beyond a wall which—
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

(e) the enlarged part of the dwellinghouse will have a single storey and will not—
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or
(ii) exceed 4 metres in height;
(f) the proposed extension of the dwellinghouse is one storey.

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(g) the proposed extension of the dwellinghouse is not within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the proposed extension would not exceed 3 metres;

(h) the proposed extension of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and would not—

(i) exceed 4 metres in height,
(ii) have more than one storey, or
(ii) have a width greater than half the width of the original dwellinghouse; or

(i) The proposed extension would not consist of or include—

(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.

Justification

· The depth of the proposed single-storey rear extension is 4m for the existing and original detached house rear wall.

· The height the proposed rear extension single storey extension is 3.8 metres.

· The proposed extension is not forward of the principal elevation or side elevation facing onto a highway.

· The proposed extension is over 3 metres from the boundary.

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