OM ARCHITECTURAL DESIGN



3 King Edward Avenue

Prepared for: Lawful Development Certificate

Project Address: 3 King Edward Avenue, Worthing West Sussex, BN14 8DB

19 April 2023

PLANNING STATEMENT

Objective

This statement supports the application for a Lawful Development Proposed Use Certificate.

Goals

The proposed works include rebuilding the timber elements of the front porch due to its current state of disrepair. Demolition of the existing lean-to and replace it with a new one to match the existing.

Solution

The proposed works are to be carried out under permitted development rights. Please see the drawings for further information:
BCL 1000 Rev.00 Location Plan
BCL 1001 Rev.00 Existing and Proposed Block Plans
BCL 2000 Rev.00 Existing Plans
BCL 2001 Rev.00 Existing Elevations
BCL 2002 Rev.01 Proposed Plans
BCL 2003 Rev.01 Proposed Elevations

Project Outline

The proposal meets the requirements set out within the permitted development rights for a semi-detached dwelling. There is no change to the building footprint. The proposed works have been designed to meet the permitted development requirements. All materials and building design elements are to match the existing style and use materials to match. There are internal alterations to facilitate a new kitchen dining area. Some existing windows are to be blocked in repositioned to meet the proposed layout. These windows are not on the principal elevation and can be found housed within the new lean-to structure or to the rear of the property. Please see the drawings for further information.