



Planning Statement

Development: Lawful development: Proposed use
Loft conversion with rear and side dormers.

Location: 105 Loxwood Avenue, Worthing, BN14 7RG

Date: 28th January 2026

The proposal is for a loft conversion, a new rear dormer is proposed on the West elevation, a side dormer is proposed on the North elevation, and roof lights are proposed on the East and South Elevations, and 1 new side window in the dormer is proposed on the North elevation.

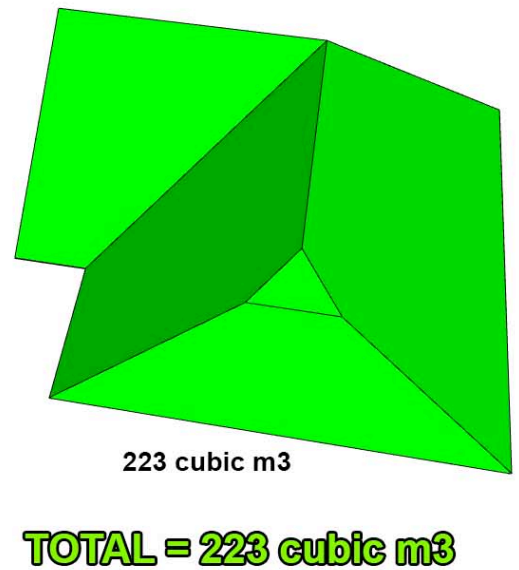
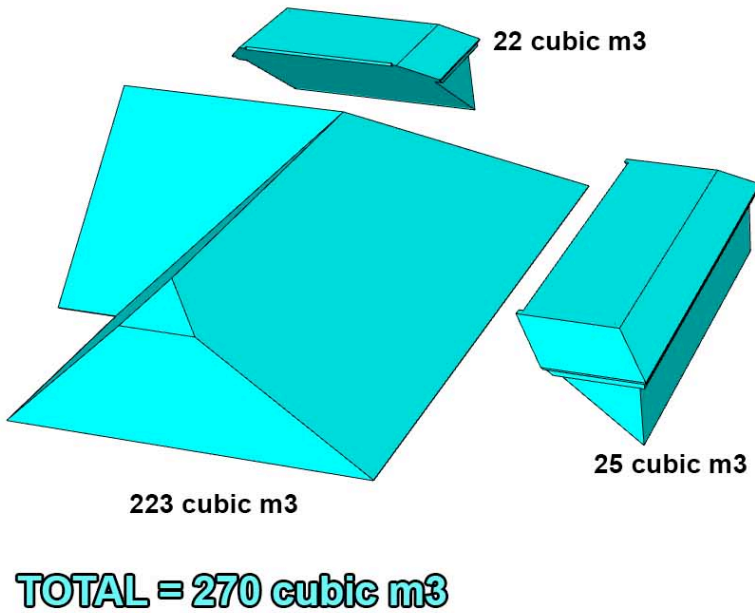
The property is a detached Bungalow, the existing bungalow has no restrictions on permitted development rights.

The proposed works fall within permitted development for the following reasons:

- The total volume of the additional roof space does not exceed 50 Cubic metres. - (see calculation below)
- The proposed side-facing windows are obscure glazed the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- No part of the new works will be higher than the highest part of the existing roof.
- All materials will be similar in appearance.
- The proposed rear roof lights are permitted development, they do not project more than 150mm from the plane of the roof, they do not sit higher than the highest part of the roof ridge, and they are not on a side roof slope that faces a highway, and they are not on a listed building.

Cubic Volume Calculation

Total Extra Cubic Volume = 47m³



Gross External Cubic Volumes - Existing & Proposed Roof