

54 GROVER AVENUE, LANCING, WEST SUSSEX BN15 9RQ
PLANNING STATEMENT

Two cottage dormers to front elevation and flat roof dormer at the rear
Planning portal reference: PP-14914567

The proposal is for front and rear dormer windows to this property. There are some precedents of other front dormers in the vicinity namely;

Pemberton Close – this is an exact example of this proposal, and:
14 Featherstone Road – this is a front flat roof box example.

In addition there are numerous instances of rear flat roofed dormers , probably carried out under permitted development.

If the local authority were minded to refuse this application the applicant would carry out the exact same rear dormer under PD as the cubic volume increase is below the allowable PD threshold.

I commend the merits of this application to the local planning authority.

WG
8/5/26