



## **Permitted Development Statement**

12 Boundstone Lane, Lancing

07.11.2025

REV A - 14.11.2025

REV B - 27.11.2025

This statement has been prepared for the proposed loft conversion and justified against the Class B 'additions etc to the roof' & Class C 'other alterations to the roof Permitted Development Technical Guidance.

1. *House within designated land*
  - The house is not on designated land.
2. *Additional volume limits.*
  - The proposed roof space created is 14m<sup>3</sup>, below the permitted 40m<sup>3</sup> for a terrace house.
3. *Fronting highway.*
  - The proposed loft conversion is to the rear of the property and not fronting a highway. The proposed roof lights to the principle elevation shall not protrude more 0.15 metres beyond the plane of the roof slope of the original house.
4. *Material.*
  - The proposed materials of the dormer are to be hanging tiles to the face and cheeks to match the existing roof tiles with a asphalt flat roof. All window & doors to the rear of the property, including those existing will be dark grey.
5. *Height limit.*
  - The proposed dormer shall not be higher than the highest part of the existing roof.
6. *Balconies.*
  - No balconies, verandas or raised platforms are proposed.
7. *Windows.*
  - No windows are proposed in a side elevation.
8. *Distance from eaves.*
  - The proposed dormer shall be set back a minimum 20cm from the original eaves, set along the roof plane.