LEWIS MCMILLAN ARCHITECTS LTD. www.lewismcmillanarchitects.co.uk
TELEPHONE 01 273 327 424 EMAIL info@lm-arch.co.uk

241 Brighton Road, Lancing BN15 8JP

We consider the proposed rear extension and the proposed side extension and the enlargement of the side dormers falls under permitted development and note the relevant rules under Class A and Class B.

Class A – enlargement, improvement or alteration

A.1 (b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

Our proposed extensions, along with previous enlargements, does not exceed 50% of ground covered within the curtilage.

A.1 (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

Our proposed extensions/alterations will not exceed the highest part of the existing house.

A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

The eaves of the proposed extension do not exceed the height of the eaves of the existing dwellinghouse.

A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which -
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse

The proposed rear extension does not extend beyond the front or side wall that fronts a highway.

A.1 (f) the enlarged part of the dwellinghouse would have a single storey and -
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height

The property is a detached dwellinghouse. The rear extension extends 2.6 metres from the original rear wall of the house and is below 4m in height.

A.1 (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres

The proposed eaves height is below the existing height and below 3m.

A.1 (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse

The proposed side extension, replacing the lean-to, does not exceed 4m in height, is single storey and does not have a width greater than half the width of the original dwellinghouse.

A.3 (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Materials will match the existing house; rendered walls, low pitch roof with fibreglass roof covering and glass roof lights, double glazed windows/doors.

Class B – additions etc to the roof

B.1 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Our proposed extensions/alterations will not exceed the highest part of the existing house.

B.1 (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

Roof-lights in a loft conversion on a principal elevation may however be permitted development as long as they meet the requirements set out under Class C (see page 38).

The proposed roof lights on the side extension roof slope will not protrude more than 150mm.

B.1 (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -
(i) 40 cubic metres in the case of a terrace house, or
(ii) 50 cubic metres in any other case

The increased dormer volume does not exceed 50 cubic metres. The existing side dormers total 5.2m³. the dormers will have insulation adding to the roofs increasing the height and thet will be extended in length towards the rear. The resulting total volume will be 15.4m³.

B.1 (e) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

The proposal does not include a balcony.

B.2 (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Materials will be a similar appearance to the existing house; double glazed windows, render to dormer walls, fibreglass or felt roof covering to flat roof.

B.2 (b) the enlargement shall be constructed so that –
(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
(aa) the eaves of the original roof are maintained or reinstated; and
(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

The dormer roof extension will be set back more than 200mm from the rear eaves of the roof slope.

B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be -
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed Windows for a loft extension on a side elevation of a house must be obscure glazed to benefit from permitted development. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3. Obscure glazed does not include one-way glass.

The new side windows in the dormers will be obscure glazed. The opening fanlights will be 1.7m from the floor of the room.

Class C – other alterations to the roof

C.1 (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

The proposed roof windows will not protrude more than 150mm.