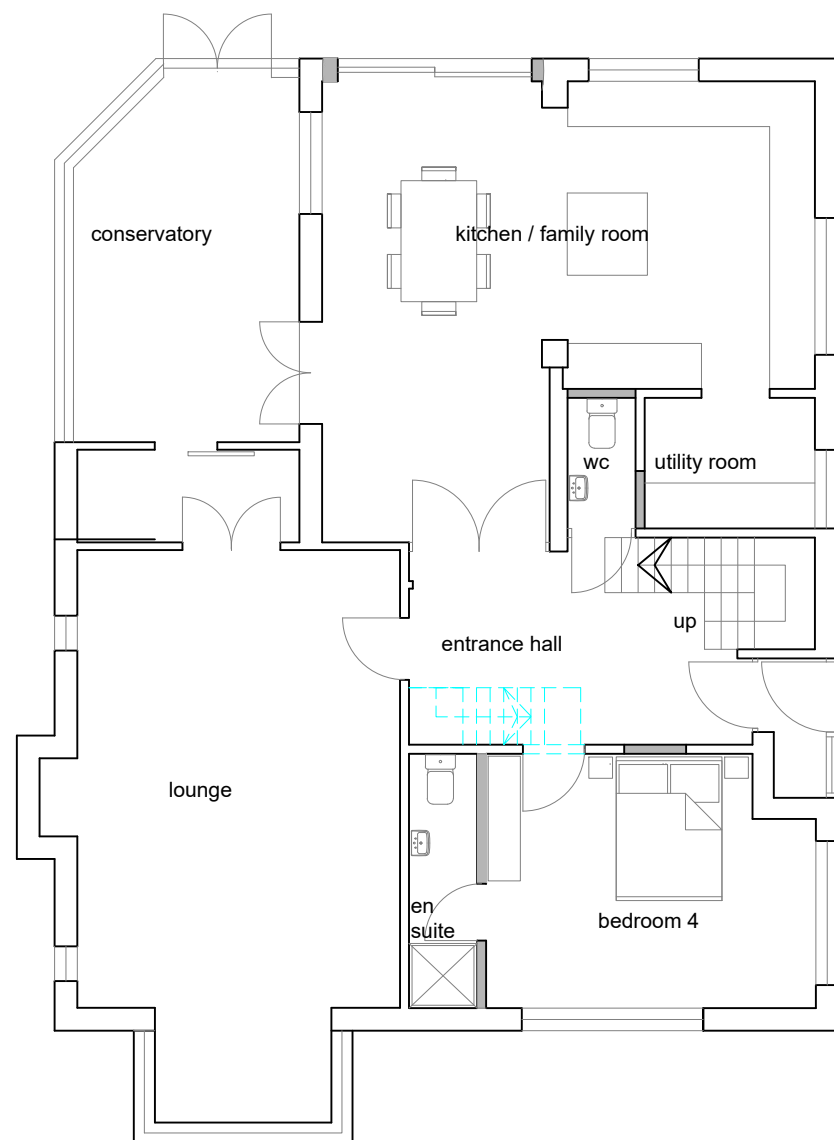
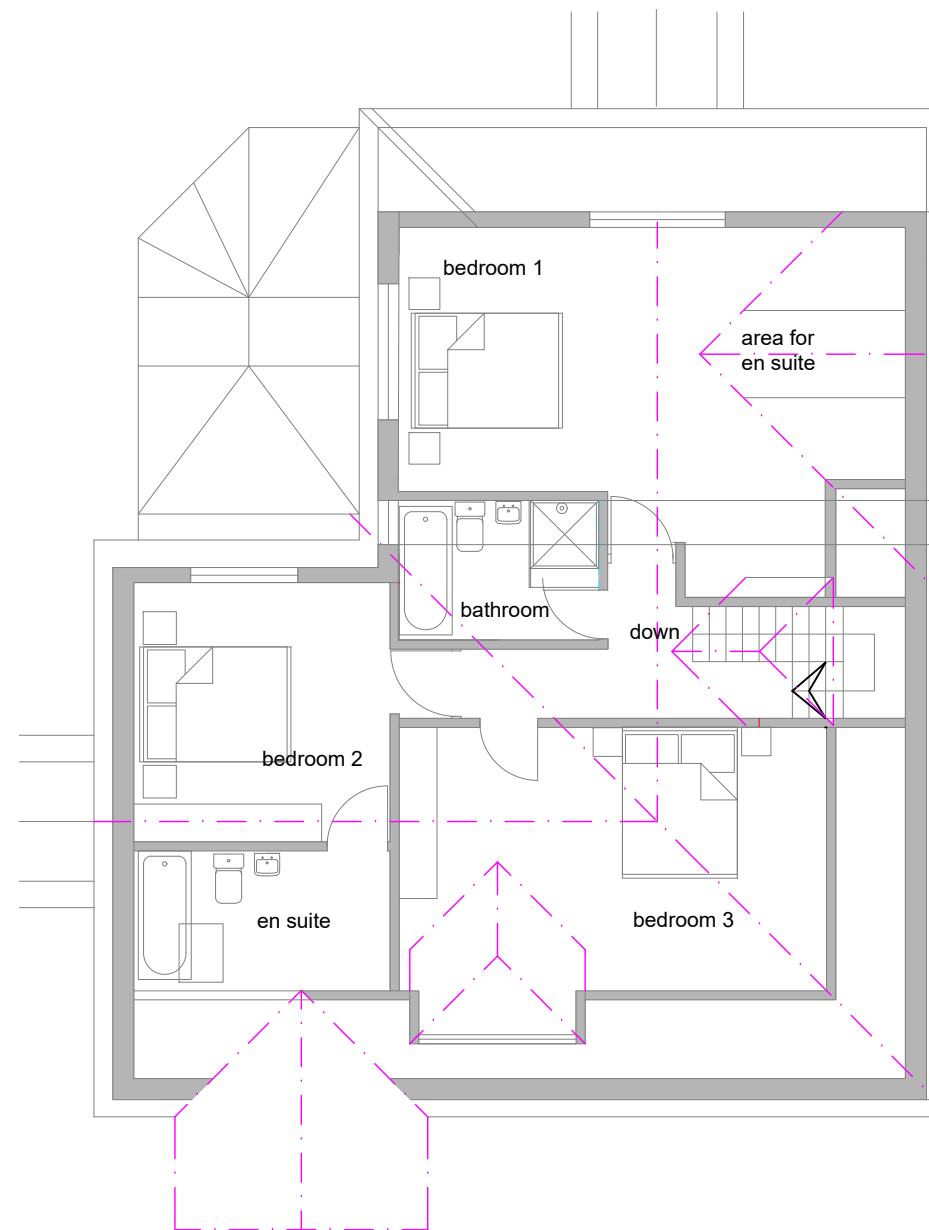




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN - ROOF PLAN SHOWN DOTTED

PERMITTED DEVELOPMENT STATEMENT

The proposed L shaped Rear Roof Dormer "are an extension or alteration to the roof" of this single private Dwelling House and as such fall within 'permitted development rights' as defined within Schedule 2, part 1, classes B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the following reason:

- 1) The property is not on Article 2(3) land;
- 2) The materials proposed for the exterior work have a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- 3) No part of the dormer roof extension would, as a result of the works, exceed the height of the highest part of the existing roof
- 4) The rear dormer roof enlargement is to be constructed so that the eaves of the original roof are to be maintained or reinstated;
- 5) The edge of the dormer closest to the eaves of the original roof is,so far as is practicable, not less than 200mm from the eaves, measured along the slope from the outside edge of the eaves; other than in the case of the enlargement which joins the original roof to the roof of the rear outrigger; no part of the enlargement extends beyond the outside face of any external wall of the original house.
- 6) Windows inserted on the dormer wall forming a side elevation of the dwellinghouse are to be obscure and non opening unless the parts of the window which can be opened are more than 1700mm above the floor level of the room it serves;
- 7) The cubic content of the resulting roof space does not exceed the original cubic content of the original roof space by more than 50 cubic metres.
- 8) The proposals do not include a verandah, balcony or raised platform.

Volume of dormers

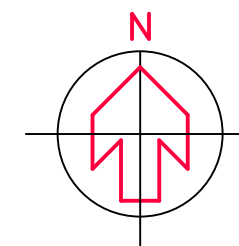
$$\frac{2.775 \times 7.477 \times 2.550}{2} = 26.454 \text{ cubic metres}$$

$$\frac{2.775 \times 3.510 \times 2.550}{2} = 12.418 \text{ cubic metres}$$

$$\text{Total} = 38.872 \text{ cubic metres}$$

DVD Building Design
Flat E2, Belvedere
152-158 Dyke Road
BN1 5PA
Brighton

07976 410454



0 10 20 30 40m
1:1250

0 5 10 15m
1:500

0 3 6m
1:200

0 1.5 3m
1:100

0 0.5 1m
1:50

Revision

Client
Richard James

Project
Proposed rear & side dormers
63 Boundstone Lane
Sompting
Lancing BN15 9QU

Drawing
Proposed floor plans

Issue Date 08.04.2026	CHL drawing ref. 2026-13-03
Scale 1:100@A3	