djbltd

RICS

18 Liverpool Gardens, Worthing, West Sussex, BN11 1RY
Telephone 01903 200123 Mobile 07940 559110

office@djbltd.co.uk
wwwdjbltd.co.uk

Worthing Borough Council,
Planning Department,
Portland House,
Richmond Road,
Worthing,
West Sussex. BN11 1LF

25th November 2016

My ref. 16-087

Your ref.

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/1807/16
DATE VALID 25 NOV 2016

Dear Sirs,

Re: 20 Trent Close, Sompting, Lancing, West Sussex. BN15 0EJ

I have submitted an Application for a Lawful Development Certificate for a Proposed Use or Development via the Planning Portal for proposed works at the above address.

The works comprise construction of a rear extension to the east elevation.

The application is based on the following documents:

1. This letter dated 25th November 2016.
2. Application for a Lawful Development Certificate for a Proposed Use or Development form dated 25th November 2016.
3. Dwg. Nos. 16-087-1 and 2.

The fee of £86 VAT exempt has been paid via the Planning Portal.

Evidence

The following points relate to Class A of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 using the same numbering system.

A.1

(a) Permission to use the dwellinghouse as a dwellinghouse is not as a result of any change of use permitted by Part 3 of Schedule 2. The use as a dwellinghouse is established.

(b) As a result of the works, the total area of ground covered by buildings will not exceed 50% of the total area of the curtilage excluding the ground area of the original dwellinghouse.

(c) The height of the extension will not exceed the height of the existing dwellinghouse.

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(d) The eaves height of the extension will not exceed the height of the eaves of the existing dwellinghouse.

(e) The enlarged part will not extend beyond any wall which forms (i) a principle elevation or (ii) a side elevation fronting a highway.

(f)&(g) The dwellinghouse is not on article 2(3) land nor a site of special scientific interest and the enlarged part is single storey and does not (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres or (ii) exceed 4 metres in height.

(h) The enlarged part will be single storey.

(i) The enlarged part will be within 2 metres of the boundary but the eaves height will not exceed 3 metres.

(j) The enlarged part does not extend beyond wall forming side elevations of the original dwellinghouse.

(k) The development does not consist of or include (i) a verandah, balcony or raised platform, (ii) a microwave antenna, (iii) a chimney, flue and soil and vent pipe or (iv) an alteration to any part of the roof.

A.2 The dwellinghouse is not on article 2(3) land.

A.3

(a) The materials used will be of similar appearance to those used in the construction of the original dwellinghouse.

(b) Not applicable as there will be no upper floor windows.

(c) Not applicable as the enlarged part will be single storey.

I would be grateful if you could validate and process the application as soon as possible.

Yours faithfully,

[redacted]

David J. Bennett B.Sc. (Hons) MRICS

Enc.