

PERMITTED DEVELOPMENT STATEMENT

42 LUXFORD ROAD, LINDFIELD, WEST SUSSEX

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED NEW REAR FLAT ROOF DORMER

To be read in conjunction with existing and proposed drawings:

- BA213-00 Existing Floor Plans and Roof Plan
- BA213-01 Existing Elevations and Section
- BA213-10 Proposed Floor Plans and Roof Plan
- BA213-11 Proposed Elevations and Section
- Location Plan
- Block Plan

1 INTRODUCTION

The application for a Certification of Lawful Development is for the proposed rear flat roof dormer extension.

2 EXISTING USE:

The property is a single occupancy semi-detached house.

3 PROPOSED DESIGN:

We believe the proposed extension is lawful because of the following reasons:

- The additional roof space created by the proposed flat roof dormer extension does not exceed 50 cubic metres for houses
- Materials are proposed to be similar in appearance to the existing house.
- No part of the extension to be higher than the highest part of the existing roof
- The dormer is proposed to be set back at least 20cm from the original eaves.
- The roof enlargement does not overhang the outer face of the wall of the original house.
- No other changes are proposed to the external facades of the property.

4 CONCLUSION:

We believe that the proposed works fall within the owners Permitted Development Rights, and ask that a Certificate of Lawful Development is granted.