

Permitted Development Certificate – Justification Statement

Site Address: Forest View, Park Road, Faygate, West Sussex, RH12 4SG

The works comprise the construction of a first floor addition to the existing single storey property, with the new walls and roof matching those of the existing building (Class AA).

Reference is made to The Town and Country Planning (General Permitted Development) (England) Order 2015 – Amended in 2017 - Schedule 2, Part 1.

CLASS AA - Enlargement of a dwellinghouse consisting of the construction of one additional storey, where the existing dwellinghouse consists of one storey: (First Floor Addition)

- AA.1
- (a) Permission to use the dwellinghouse as a dwellinghouse was not granted only by virtue of class M, N, P, PA, Q or part 3 of this schedule;
 - (b) The dwellinghouse is not located on:
 - (i) article 2(3) land, or
 - (ii) a site of special scientific interest;
 - (c) The dwellinghouse was constructed between 1st July 1948 and 28th October 2018;
 - (d) The dwellinghouse has not been enlarged by the addition of one or more storeys above the original dwellinghouse;
 - (e) Following the development, the height of the highest part of the roof of the dwellinghouse will not exceed 18.0m;
 - (f) Following the development, the height of the highest part of the roof of the dwellinghouse will not exceed the highest part of the roof of the existing dwellinghouse by more than:
 - (i) 3.5m, as the existing dwellinghouse consists of one storey
 - (ii) n/a, as the existing dwellinghouse consists of one storey;
 - (g) n/a, as the dwellinghouse is detached;
 - (h) The ceiling height of the additional storey, measured internally, does not exceed the lower of:
 - (i) 3.0m, or
 - (ii) the floor to ceiling height, measured internally, of the storey of the principal part of the existing dwellinghouse;
 - (i) None of the additional storey will be constructed other than on the principal part of the dwellinghouse
 - (j) The development does not include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development, or
 - (k) the development does not include any engineering operation other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.
- AA.2
- (1) The Development will comply with the following conditions:
 - (2)
 - (a) Materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) The development does not include a window in any wall or roof slope forming a side elevation of the dwellinghouse;
 - (c) The roof pitch of the principal parts of the dwellinghouse following the development shall be the same as the roof slopes of the existing dwellinghouse; and
 - (d) Following the development the dwellinghouse shall be used as a dwellinghouse and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

- (3)
 - (a) Prior Approval has already been granted for the proposed development;
 - (b) Before beginning the development, the developer will provide the local planning authority with a report for the management of the construction of the development, which will set out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners will be mitigated;
 - (c) The development shall be completed within a period of three years starting with the date prior approval was granted;
 - (d) The developer will notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and
 - (e) the notification shall be in writing and include:
 - (i) the name of the developer,
 - (ii) the address of the dwellinghouse, and
 - (iii) the date of completion.

CLASS G - Chimneys, flues etc of a dwellinghouse:
(Extended Soil & Vent Pipe)

- G.1
 - (a) Permission to use the dwellinghouse as a dwelling house was not granted only by virtue of class m, n, p, q or part 3 of this schedule;
 - (b) The height of the soil and vent pipe will not exceed the highest part of the roof by more than 1.0m;
 - (c) n/a;
 - (d) n/a.