

Certificate of Lawfulness at 7 Burnside Crescent, Sompting

Loft Conversion

It is considered that the proposed, side dormers and gablet to this property in connection with the loft conversion is considered to be lawful meeting all the limits and conditions of Class B of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons: -

- The proposed volume allowance in this instance of 50m³ for a detached house has not been exceeded.
- The dormers are situated upon the side of the property. These elevations are not considered to be principal elevations.
- The dormers are not higher than the highest part of the roof.
- All materials are similar in appearance to the existing dwelling.
- In this instance there are no verandas, balconies or raised platforms.
- The proposal is not situated within a designated area.
- The dormer is clearly set back more than 200mm from the eaves level of the existing roof.
- Any new side facing windows would be obscurely glazed, either fixed shut or any fan light 1.7m above floor

