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Certificate of Lawfulness at 36 Adur Avenue, Shoreham

Loft Conversion

It is considered that the proposed rear dormer, and roof lights 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 semi detached house has not been exceeded.
- The dormer is situated upon the rear 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.
- The soil and vent would not exceed the highest part of the roof.
- The proposed roof lights will not protrude more than 150mm above the plane of the roof slope.
- Any new side facing windows would be obscurely glazed, either fixed shut or any fan light 1.7m above floor

Garden room

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within *two* metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings any outbuilding will require planning permission.

*The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.