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a s s o c i a t e s

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com www.williamtozerassociates.com

PERMITTED DEVELOPMENT APPLICATION:
application for a Certificate of Lawful Development

re: alterations to fenestration on front facade.

Permitted Development Statement

Rev A

Prepared for: Sandie Tozer

Site Address: 35 New Road, Shoreham-By-Sea, BN43 6RB

Date: October 2021

William Tozer Associates Limited
company number: 06814121
Registered in England
registered address: 42–44 New House 67–68 Hatton Garden London EC1N 8JY
VAT number: 815418045

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Introduction:

This document sets out the proposed development at the property 35 New Road, Shoreham-by-sea, which entails the installation of new windows to the front elevation of the dwelling house. The site is within a conservation area and is not statutorily listed. This application is for confirmation that the proposed new windows is considered Permitted Development.

Alterations to windows:

The proposed works are to replace existing non-original uPVC windows, with white-painted aluminium and timber-frame windows, including a lower transom for fire egress and improved ventilation.

We have detailed, below, the relevant clauses of the GPDO 2019 (Part 1: development within the curtilage of a dwellinghouse, Class A - The enlargement, improvement or alteration of a dwelling house), to show that the proposed development is permitted:

Part 1 Class A.1:
(a) The property is a Dwellinghouse (use class C3)

(k) No verandahs, balconies or raised platforms are proposed, nor are an antenna, chimneys, flues or soil pipes proposed to be installed.

Conditions A.2:

(a) The proposal does not consist of cladding any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
(b) The dwellinghouse is not to be enlarged
(c) As above

Conditions A.3:
(a) The proposed materials are similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.
(b) There are no new windows proposed to side elevations
(c) The dwelling house is not to be enlarged

Supporting Documents:

Please see accompanying drawings for full details of the scheme.

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