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Certificate of Lawfulness at 21 Withdean Avenue, Goring

Loft Conversion

It is considered that the proposed, gable ends and rear dormer 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 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.
- Any soil and vent would not exceed the highest part of the roof.
- Any 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