

WHALEBACK

Whaleback Planning &
Design
The Old Bank
257 New Church Road
Hove, BN3 4EE
[redacted]

Planning Department
Adur & Worthing Borough Councils
Portland House
44 Richmond Road
Worthing
BN11 1HS

16 March 2021

Dear Sir/Madam,

Proposed Lawful Development Certificate
13 Cokeham Lane, Sompting, Lancing BN15 9UW

Whaleback Planning & Design is instructed by the applicant to prepare and submit a lawful development certificate application for a loft conversion incorporating a hip-to-gable roof extension, rear dormer and front rooflights.

Permitted development rights set out in Classes B & C, Part 1, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 allow for works to the roof of single dwellinghouses subject to a number of criteria.

The proposed loft conversion as shown in the accompanying drawings complies with the criteria set out in Classes B & C as follows:

- Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule;
- Any part of the works would not exceed the height of the highest part of the existing roof;
- The works would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres (see calculation within drawing);
- The works would not include any external feature such as a balcony or raised platform;
- The dwelling is not located on article 2(3) land;

- The dwelling has not been built under Part 20 of the Order, nor has it been enlarged by virtue of Class AA of the Schedule;
- The materials used in the exterior work would match the materials of the existing roof;
- The eaves of the original roof would be maintained;
- The edge of the enlargement closest to the eaves of the original roof would be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves;
- The works would not extend beyond the outside face of any external wall of the dwellinghouse, and;
- There would be no new windows on the side elevation of the building.

The proposed development therefore constitutes permitted development and the Local Planning Authority is therefore respectfully asked to grant a lawful development certificate without delay.

Kind Regards,



Molly McLean
Senior Associate Planner

Whaleback Planning & Design