# INSITE PLANNING Ltd

**Surveying, Planning and Architectural Services**
5 Beechwood Avenue, Brighton, East Sussex, BN1 8ED
Telephone: 01273 558118 email: insiteplanning@yahoo.co.uk

## FOR PROPOSED
## SINGLE STOREY SIDE EXTENSION
## LOFT CONVERSION
## AND
## ALTERATIONS

## AT

## 16 GRIFFITHS AVENUE
## LANCING

**PLANNING SITUATION FOR THE SINGLE STOREY SIDE EXTENSION:**
Under new regulations that came into effect on 1 October 2008 an extension or addition to your home is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single-storey rear extension of three metres for an attached house and four metres for a detached house.
- Maximum height of a single-storey rear extension of four metres.
- Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms (Juliet balconies now accepted).
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On designated land* no permitted development for rear extensions of more than one storey.
- On designated land no cladding of the exterior.
- On designated land no side extensions.

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**PLANNING SITUATION FOR THE LOFT CONVERSION:**

Under new regulations that came into effect from 1 October 2008 a loft conversion for your home is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres for terraced houses
- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms (Juliet balconies now accepted).
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions not to be permitted development in designated areas*.
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves.
- Rooflights to project no more than 150 millimetres from the existing roof plane.

*Designated areas include national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Proposed ‘Hip to Gable’ roof extensions shown = 18.3 cubic metres.

Proposed Rear Facing Dormer shown = 30.2 cubic metres

**Total = 48.5 cubic metres**