OE

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0394/15
DATE VALID	25 MAR 2015

Only Extensions
0800 368 9810
info@onlyextensions.com

PD STATEMENT: OE1/355

Name: Mr & Mrs Marley
Address: 32 Brook Way, BN15 8DQ, Lancing
Date: March 2015

The loft conversion is considered to be 'permitted development' because it meets the following limits and conditions:

1. Loft conversions are NOT permitted development for houses on designated land*
   The site is not on designated land

2. To be permitted development any additional roof space created must not exceed these volume allowances (including any previous additional volume):
   - 40 cubic metres for terraced houses:
   - 50 cubic metres for detached and semi-detached houses

   Volume calculation:
   Hip-to-gable = NA
   Dormer = (4.013 x 2.758) x 7.103 = 39.307
   TOTAL = 39.307 m3

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development
   N/A

4. Materials to be similar in appearance to the existing house.
   The dormer will be tile hung to match the existing roof.

5. No part of the extension is to be higher than the highest part of the existing roof.
   N/A

6. Verandas, balconies or raised platforms are NOT permitted development.
   N/A

7. Upper-floor, side-facing windows to be obscure-glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
   The side gable windows are to be obscured glazed & non-openable.

8. Roof extensions, apart from hip to gable ones, to be set back as far as is practicable, at least 20cm from the original eaves. The 20cm distance is to be measured along the roof plane.
   The dormer is set-back from the eaves by more than 20cm.

9. Work on a loft or roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required.
   We are not aware of bats on site.

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