Certificate of Lawfulness at 36 Howard Road Sompting

Loft Conversion

It is considered that the proposed roof lights, rear dormer and side gable end 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 semi detached house has not been exceeded.

- The dormer and gable end are situated upon the rear and side of the property and 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.

- In this instance there are no side facing windows.

- The proposal is not situated within a designated area.

- The rear dormer is clearly set back more than 200mm from the eaves level of the existing roof.

- The soil and vent would not exceed the highest part of the roof.

- The proposed roof lights will not protrude more than 150mm above the plane of the roof slope.

ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/ 0970/15
DATE VALID | - 9 JUL 2015