Certificate of Lawfulness

30 Hammy Way Shoreham By Sea

It is considered that the proposed rear dormer and side gable 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 gables and dormer are situated upon the sides and rear of the property and is not considered to be a principal elevation.
- The works 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 the side facing window is glazed in obscured glass and fixed shut .
- The proposal is not situated within a designated area.
- The dormer is set back more than 200mm from the eaves level of the existing roof.
- The proposed roof lights on the front elevation will not protrude more than 150mm above the plane of the roof slope.

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0069/13
DATE VALID	17 JAN 2013