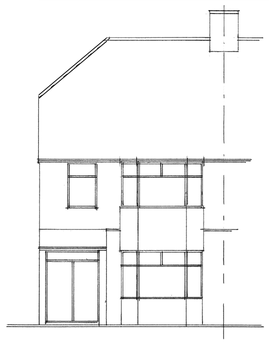
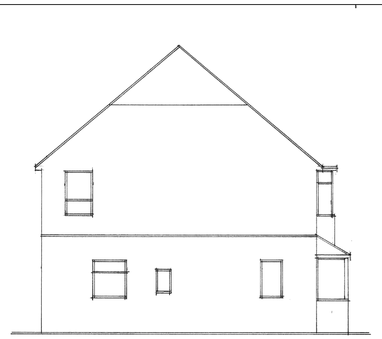
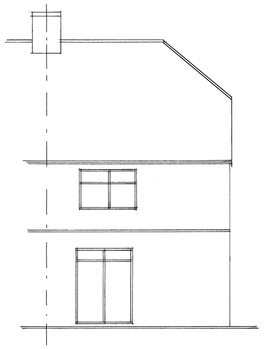
EXISTING (1/100)



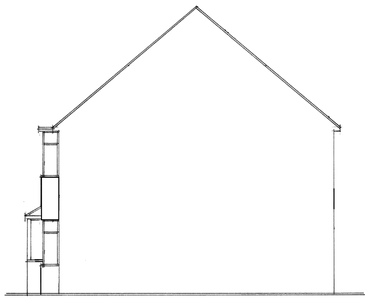
PRINCIPAL ELEVATION
(SOUTH)



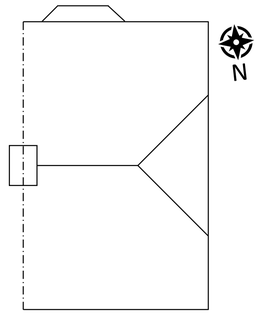
SIDE ELEVATION
(WEST)



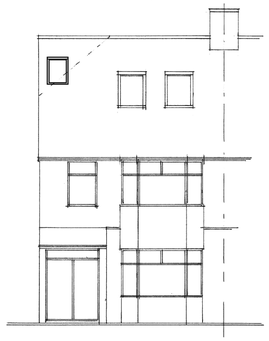
REAR ELEVATION
(NORTH)

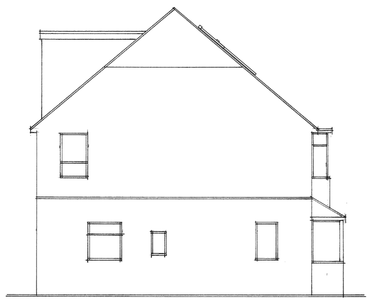


SIDE ELEVATION
(EAST)

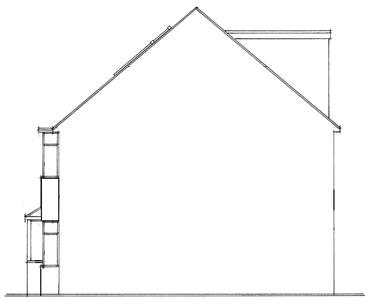


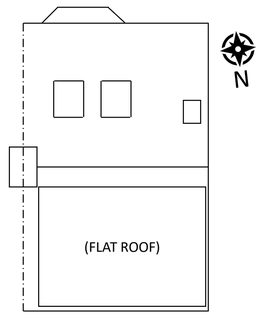
ROOF PLAN





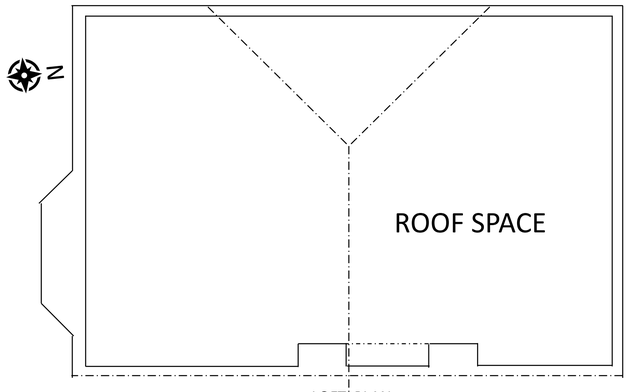




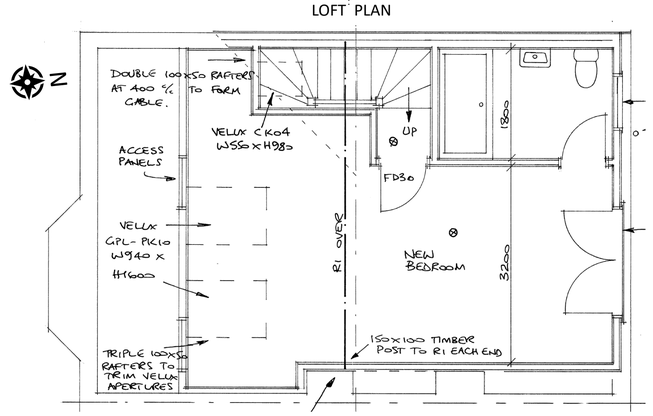


PROPOSED (1/100)

EXISTING (1/50)

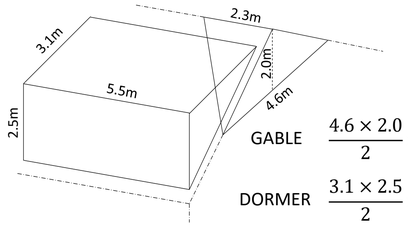


LOFT PLAN



PROPOSED (1/50)

VOLUME CALCULATIONS



GABLE $\frac{4.6 \times 2.0}{2} \times \frac{2.3}{3} = 3.53$

DORMER $\frac{3.1 \times 2.5}{2} \times 5.5 = 21.31$

TOTAL VOLUME = 24.84 CUBIC METRE

PERMITTED DEVELOPMENT STATEMENT

The property is a single dwelling comprising a semi-detached house with a hip-ended roof.

The proposal is to construct a gable-end and rear dormer, to create one bedroom plus bathroom.

Being “an extension or alteration to its roof”, the proposal falls within Class B of the GPDO and meets all requirements as follows:

- The proposal does not exceed the existing ridge height.
- The proposal does not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- The proposal is within the 50 cubic metre volume limit.
- The proposal does not include a veranda, balcony or platform.
- The property is not on Article 2(3) land.
- The external materials used will be of similar appearance to the existing.
- The proposed roof enlargement is to be inset from the rear eaves, so far as practicable, by a minimum of 20cm.

In addition:

- The Velux windows to the front roof slope is to be installed according to Class C of the GPDO, in that it will not protrude more than 15cm beyond the surface of the roof tile.

PROPOSED LOFT CONVERSION FOR 259 OLD SHOREHAM ROAD, SOUTHWICK
Drawing No: ABD259-002
Date: 26 February 2020

