Certificate of Lawfulness at 2 Adur Avenue Shoreham By Sea

Loft Conversion

It is considered that the proposed, rear dormer, front roof lights 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 is situated upon the rear of the property. These elevations 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 the side facing window id obscurely glazed and fixed shut
- 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/ 1763/16
DATE VALID	24 NOV 2016