Evidence to verify the loft conversion complying with permitted development requirements
(15 Bushby Close, Lancing, BN15 9JW)

Class B Development - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

*No part of the proposed works exceeds the height of the highest part of the existing roof to the dwellinghouse.

*No part of the proposed works extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The dormers are on the side and rear elevations which are not principle elevations.

*The cubic content of the proposed rear dormer as shown in the Loft Conversion Volume Calculation is 33.03 cubic metres less than the 50 cubic metres allowance for a semi-detached house.

*The works do not include the construction or provision of a veranda, balcony or raised platform, also the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

*The dwelling is not on article 2(3) land.

*The materials used in the proposed works are of similar appearance to those of the existing dwellinghouse. The flat roof of the dormer is finished with high performance roof felt. The face and cheeks of the dormer and gable wall are to be tiled, the tile appearance matches the existing main roof tiles or be similar. The proposed windows are uPVC double glazed in colour white to match the existing.

*The edge of the dormer closest to the eaves of the original roof would be set back from the eaves of the original roof by a minimum 0.2 metres.

*A window in the stair core to the side elevation of the dwellinghouse is to be obscure-glazed and opening to be more than 1.7m above the floor level.

Class C Development - Any other alteration to the roof of a dwellinghouse

*The front Velux rooflight projects no further than 0.15 metres beyond the plane of the slope of the pre-existing roof.

*No part of the alterations is higher than the highest part of the original roof.

*The works do not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, also the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

*A window in the stair core to the side elevation of the dwellinghouse is to be obscure-glazed and opening to be more than 1.7m above the floor level.

The loft conversion is therefore considered complied with Schedule 2, Part 1, Class B and Class C Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (England) Order 2015” (as amended).