Certificate of Lawful Development application – 72 The Drive, Shoreham
Loft conversion with gable-end and rear dormer

This statement accompanies the above application, to demonstrate that the loft conversion is permitted development according to Class B of the GPDO, as follows:-

1. It has been established that the Principal Elevation for this property faces Downside. Therefore, the gable-end will be on the side and the dormer to the rear.
2. The gable and dormer will not exceed the existing ridge height.
3. The gable and dormer will not extend beyond the plane of the roof which fronts a highway.
4. The gable and dormer will have an external volume of 23.5 cubic metres – see volume calculation sheet.
5. The external materials will be of similar appearance to the existing – the gable will be built up in brickwork as existing, and the dormer will be tile-hung re-using the existing plain concrete roof tiles.
6. The face of the dormer would have been inset by 20cm from the rear eaves, but these eaves no longer exist due to the neighbour's extension. However, the dormer will not overhang the boundary with this neighbour.
7. The gable-end window will be on a side elevation and therefore will need to be obscure-glazed and opening only above 1.7m above loft floor level.
8. The proposed Velux windows will not protrude more than 15cm beyond the external surface of the roof slope, according to Class C of the GPDO.

ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/0853/12
DATE VALID | 11 JUL 2012