Email: planning@adur-worthing.gov.uk
Ms Hannah Barker
Mr Gary Peck

20 Mill Hill
Shoreham by Sea
West Sussex
BN43 5TH

11th August 2020

Dear Ms Barker

Re: Amended plans AWDM/1180/20 Certificate of lawfulness for proposed enlargement of existing south dormer with additional 1no. dormer to north and south roof slopes.
22 Mill Hill Shoreham-By-Sea West Sussex BN43 5TH

Please consider our objections when making decisions regarding the application for certificate of lawfulness and the application for construction under permitted development.

(Porch and verandah to north side and south and north side dormer windows to be constructed under permitted development.)

South and North Side Dormers:

No22 Mill Hill is a detached chalet bungalow consisting of a main ground floor level with a roof containing habitable rooms.

The original chalet bungalow has been previously extended with additional roof space enlargements as follows:

- Two Storey Rear Extension under application (SU/219/90/TP/6628)
- Dormer to Roof Slope on South Side under application SU/43/96/TP/16307
- Ground Floor Rear Extension and Attached Conservatory under application (SU/10/06/TP)

Referring to the Ministry of Housing, Communities and Local government, Permitted development rights for householders, Technical Guidance.

Page 34: To be permitted development any additional roof space created must not increase the volume of the original roof space of the house by more than 50 cubic metres for semi-detached and detached houses.

Any previous enlargement to the original roof space in any part of the house must be included in this volume allowance.

Referring to the planning portal volume calculator the external dimensions are as follows:

- Application SU/219/90/TP/16307 Two Storey Rear Extension.
  The roof of the chalet bungalow was extended circa 4 metres to the rear with a span of circa 8 metres and height of circa 4.5 metres.
  Using the calculator the following additional roof space is calculated as:
  Width 8m by length 4m by roof height 4.5m giving additional roof space volume of circa 72m3.

- Application SU/43/96/TP/16307. Dormer to Roof Slope on South Side.
  2.8m height by 2.1m depth by 4.4m length giving additional volume of 12.9m3
  (Measurements taken from the original planning assessment 10/06/1996)

- Application SU/10/06/TP Ground Floor Rear Extension plus Attached Conservatory.
  Roof area Circa 4.5m wide by 7.5m length, A =2m B=2.25m C=3m Total Volume = circa 27m3

- From theses calculations it can be seen that previous roof space enlargements have increased the volume of the original roof space by circa 72m3 + 12.9m3 + 27m3 = 111.9 cubic metres.

We respectfully ask the council to consider the following reason for not approving the certificate of lawfulness for permitted development for the north and south side dormers:
The previous extensions outlined above have increased the volume of the original roof space of the chalet bungalow by more than 50 cubic metres.
The volume allowance under permitted development has already been exceeded.

Page 36: Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
Where such a window is on a staircase or landing (ie not in a room) the 1.7 metres measurement should be made from the stair or point on a landing immediately below the centre of the window, upwards to the opening part of the window.
Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy.
To be permitted development, windows should be obscure glazed to minimum of level 3.

We respectfully ask the council to consider the following reason for not approving the certificate of lawfulness for permitted development for the dormer windows:

- The windows on the dormers as shown on the plans do not comply with the strict criteria to be permitted development.

- The windows as shown on the sloping roof of the south elevation over the staircase and landing do not comply with the strict criteria to be permitted development.

Porch and Verandah to North Side

Referring to the Ministry of Housing, Communities and Local government, Permitted development rights for householders, Technical Guidance.

Page 40: Class D – porches. This provides permitted development rights for the erection of a porch outside any external door of a house.
The ground area (measured externally) of the structure should not exceed 3 square metres
The porch and verandah outlined on the plan for permitted development, consists of a side extension to the entrance hall and an outside covered porch. From the plan, the total external ground area covered by this structure is circa 11 square metres (extension = 5.95m2, porch = 5.05m2).

We respectfully ask the council to consider the structure outlined on the plan for porch and verandah to north side does not meet the criteria for permitted development under Class D – Porches.

We respectfully ask that the application for certificate of lawfulness be refused

Mr and Mrs Brand.