Certificate of Lawfulness at 275 Upper Shoreham Road Shoreham By Sea

Loft Conversion

It is considered that the proposed, rear dormer 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 and is not considered to be a principal elevation.
- 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 all side facing windows will be obscured glass with no opening.
- 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 pipe is not affected in any way

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/1863/15
DATE VALID	- 4 JAN 2016