Evidence to Verify Application for Lawful Development Certificate at 53 Downland Avenue, Southwick

Proposal:
Loft conversions including hip to gable, rear dormer and three rooflights to front.

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 dwelling.

*No part of the proposed works extends beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway. The dormer would be on the rear elevation while the hip to gable extension would be to on the East side elevation, both of which are not principle elevations.

*The cubic content of the proposed rear dormer as shown in the Loft Conversion Volume Calculation is 26.24 cubic metres, whilst that of the proposed hip to gable extension is 18.78 cubic metres. These would give total roof space extension of 45.02 cubic metres which is 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 proposed Juliet balcony on the proposed rear dormer with no platform and no external access.

*The dwelling is not in a Conservation Area.

*The materials used in the proposed works would be of similar appearance to those of the existing dwelling house. The flat roof of the dormer would be finished with high performance roof felt. The face and sides of the dormer would be tiled, the colour and style would match the existing main roof tiles or similar. In the proposed hip to gable work, the tiles to match the main roof tiles and the gable end to be rendered and painted to match the existing. The proposed window and door frames would be uPVC 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.

*No proposed windows on the loft level to the side elevation of the dwelling house.

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

*The proposed front Velux windows would project no further than 0.15 metres beyond the plane of the slope of the existing roof.

*No part of the alterations would be 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.

*No proposed windows on the loft level to the side elevation of the dwelling house.

The proposal is therefore considered allowable as Class B and Class C Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (England) Order 2015” .