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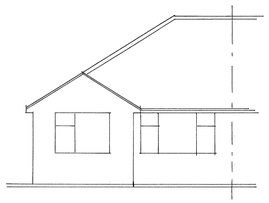
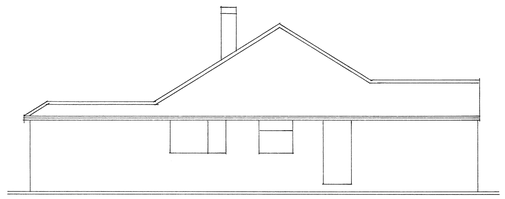
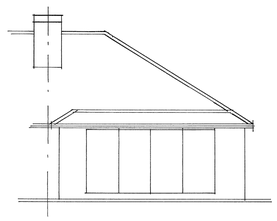


FRONT (E)



SIDE (S)



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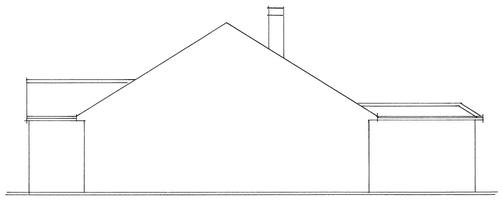

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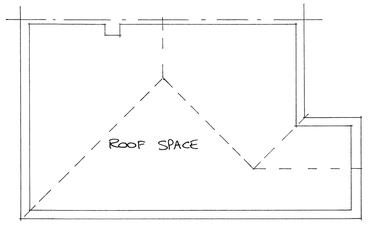
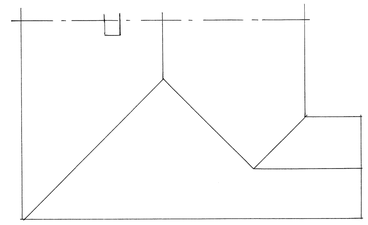
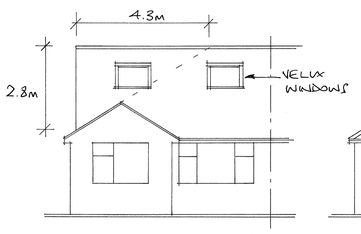
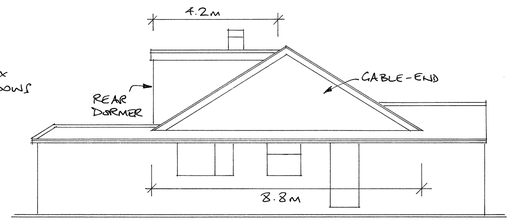


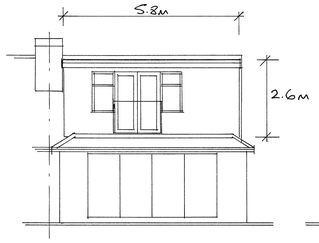
LOFT PLAN

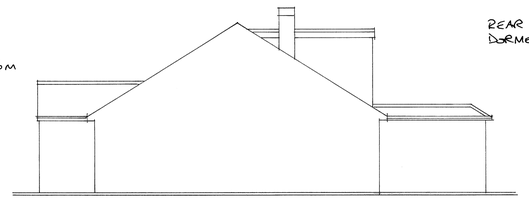


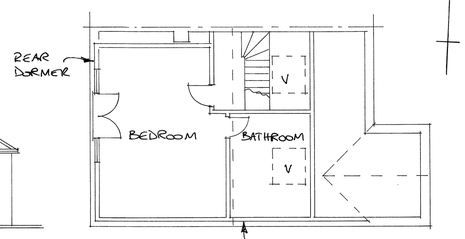
ROOF PLAN











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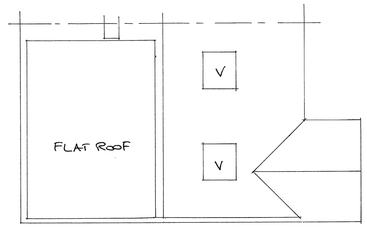


V = VELUX WINDOWS

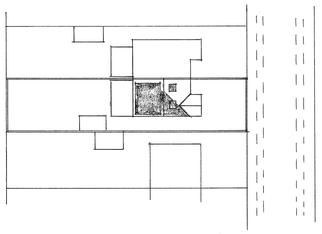
PROPOSED

VOLUME CALCULATION

GABLE: $\frac{2.8 \times 8.8}{2} \times 4.3/3 = 17.7$

DORMER: $\frac{4.2 \times 2.6}{2} \times 5.8 = 31.7$

TOTAL VOLUME = 49.4 CUBIC METRES



N

BLOCK PLAN (1/500)

0 1 2 3 4 5 6 7 8 9 10M

SCALE 1/100 ON A1 PAPER

PLANNING STATEMENT

The property is a single dwelling comprising a semi-detached bungalow with a hip-ended roof. The proposal is to construct a loft conversion with a gable-end and rear dormer, to be clad with anthracite grey fibre-cement cladding. The doors & windows in the dormer would be anthracite grey to match the existing folding doors below.

Albeit for the cladding, the loft conversion falls within Permitted Development according to Class B of the General Permitted Development Order, meeting all of the other requirements to be Permitted Development as follows:-

- The proposal does not exceed the existing ridge height.
- The proposal does not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- The proposal is within the 50 cubic metre volume limit (see volume calculation).
- The proposal does not include a veranda, balcony or platform.
- The property is not on Article 2(3) land.
- The property has Permitted Development rights.
- The proposed dormer will be inset from the rear eaves, so far as practicable, by a minimum of 20cm.

In addition:-

- The Velux windows to the front roof slope are to be installed according to Class C of the GPDO, in that they will not protrude more than 15cm beyond the surface of the roof tiles.

Attention is drawn to a nearby loft conversion at 80 Crown Road, where permission was granted in 2022 for a very similar project but including a front dormer also, all being clad with light blue/grey fibre cement cladding (AWDM/0026/22). The Officer Report states "hip to gable extensions are considered acceptable.... this type of development is not out of the ordinary within the area. The use of blue /grey cedral cladding, while not visible elsewhere in the street, is not considered to result in harm to the street scene". Note also the prominence of this property on the bend of Crown Road, whereas number 73 is within a straight row of properties and far less prominent.

See photos of this property in a separate document along with examples of a loft conversion with the anthracite grey cladding.

PROPOSED LOFT CONVERSION FOR MR YOUNG		
73 CROWN ROAD, SHOREHAM		
SCALE: 1/100	DATE: 30/04/2024	DRAWING NO. YO/02