Adur District Council

Planning, Regeneration and Wellbeing

PLAN NO. Adc0086/10
19 MAR 2010

Focal Building Plans and Surveys
Fisherman's Cottage
48 West Street
Shoreham-By-Sea
West Sussex
BN43 5WG

Date: 9th March 2010

Dear Mr Vener,

Proposed Alterations and Extensions at – 80 Downside, Shoreham-By-Sea, West Sussex

Thank you for your letter and plans regarding the above. I can confirm from the information submitted that planning permission will not be required in this case as: -

The proposed rear extension does not exceed 4 metres in depth, have eaves higher than 3 metres or exceed 4 metres in height.

The proposed roof extensions does not exceed the highest part of the existing roof and do not result in an extension beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

According to the calculations provided the cubic content of the resulting roof space would not exceed 50 cubic metres.

Any side windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse will be fitted with obscured glazing 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.

The above represents my informal view only, based on the information contained in your enquiry. Should you require a formal determination as to whether planning permission is required for your proposal then it is open to you to make an application to this authority for a Certificate of Lawful Development, under Section 191/192 of the Town and County Planning Act 1991.

Y[redacted]

Hannah Barker
Planning Officer
Tel: 01273 263228
e-mail: hannah.barker@adur.gov.uk