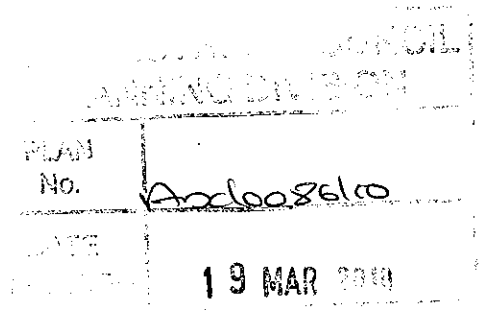
Hannah Barker
Planning Department
Adur District Council
Civic Centre, Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR



1st March 2010

Dear Hannah

Re: 80 Downside, Shoreham,-by-Sea, West Sussex,

I write further to our meeting on Thursday 25th February 2010, to establish the planning consent requirements for a single storey rear extension and loft conversion at the above address.
I understand from our meeting that the proposals detailed on the attached plans full under Permitted Development, as the scale of works falls within certain perimeters.

The rear extension will be 4 metres externally in depth overall and it will be the same width of the detached existing bungalow. The height of this extension will be less than 3.1 metres height. I have also measured the volumes of extended dormer and rear gable parts of the loft conversion as follows:

East side dormer extension	= 10.8m3
West side dormer extension	= 10.8m3
Rear gable dormer arrangement	= 11.2m3
Total	= 32.8m3

Therefore, the proposed dormer extension areas to the roof fall within the Permitted Development of 50m3, together with insuring that all dormers and rear gable is set 200mm from the eaves line. In addition, the roof line of dormers is being set on the same or lower level. The side windows on the east and west dormers will have obscure glass, with only top opening fan lights and there are no alterations to the front roof slope area.

There is an existing lean too at the rear shown on the drawings, which is due to be demolished along with a detached single garage that will remain.

Taking into account the above, I would be very grateful if you can confirm in writing that based on these proposals the work will fall within Permitted Development and does not require formal planning consent.

The above volume calculations have been measured using the planning portal dormer extension volume calculations, provided on the local authority website.

Should you require any further information, please do not hesitate to contact me and I look forward to receiving your confirmation letter in due course.

Yours sincerely

Carl Vener BSc(Hons) MRICS
Charted Building Surveyor

cc Mr. & Mrs. Salvidge