·Hurdley Atkins·
Chartered Surveyors

35a Goring Road, Worthing, West Sussex BN12 4AR
Telephone: [redacted]
Email: [redacted]

Our Ref: KSH/CMB
Your Ref:

Keith S. Hurdley FRICS.
Stephen L. Atkins BSc (Est Man) MRICS.

19th August 2013

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/0452/14
DATE VALID - 8 APR 2014

Mr P and Mrs S Pittard

By e-mail only : [redacted]

Dear Mr and Mrs Pittard

re : **67 PRATTON AVENUE, LANCING**

Further to your instructions and our various telephone conversations I am now in a position to report to you as follows.

SCOPE OF INSTRUCTIONS

Your confirmed instructions are to advise you in respect of planning and building regulation matters relating to the front entrance porch and roof space conversion carried out at the above property for your consideration prior to your purchase.

I am aware from our conversations that there are a number of matters that have come to light during your pre-contract enquiries and investigations but for the avoidance of doubt my comments are confined purely to your instructions as above.

ENTRANCE PORCH

Porch height ground level to ridge 3 metres which is within the permitted development scale.

External measurements are - depth 1.93 metres, frontage 2.21 metres which gives an external floor area of 4.0916 square metres which is above the permitted 3 square metres.

I think some comfort can be gained from the shallower depth as opposed to the slightly longer frontage. It may be the builder was under the impression that internally the floor area should not exceed 3 square metres but even when I net down the internal floor area this is just above 3 square metres.

I recommend therefore that the porch be included in the overall or a separate indemnity policy to cover eventualities.

Continued/.....