Evidence to verify the loft conversion complying with permitted development requirements
(198 Old Shoreham Road, Shoreham-by-Sea, BN43 5TE)

Proposal:
Loft conversion incorporating rear dormer, front rooflights and associated works.

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 dwellinghouse.

*No part of the proposed works extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The dormer will be on the rear elevation which is not the principal elevation.

*The cubic content of the resulting roof space as shown in the Loft Conversion Volume Calculation is 28.1 cubic metres less than the 50 cubic metres allowance for a semi-detached house.

*The works do not consist of or 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 dwelling is not on article 2(3) land.

*The materials used in the proposed works would be of similar appearance to those of the existing dwellinghouse. The flat roof of the dormer would be finished with high-performance roof felt. The face and cheeks of the dormer will be slate hanging, and match the existing roof slates or be similar in appearance. The proposed windows and doors would be uPVC double-glazed 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.

*The proposed side-facing window is to be an obscured glass window and non-opening.

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 consist of or 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.

*The proposed side-facing window is to be an obscured glass window and non-opening.

The loft conversion is therefore considered to comply with Schedule 2, Part 1, Class B and Class C Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (England) Order 2015” (as amended).