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Certificate of Lawfulness at 75 Goldsmith Road, Worthing

Loft Conversion

It is considered that the proposed side gable, rear dormer, and roof lights to this property in connection with the loft conversion is considered to be lawful meeting all the limits and conditions of Class B of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons: -

- The proposed volume allowance in this instance of 50m3 for a semi detached house has not been exceeded.
- The dormer is situated upon the rear of the property. These elevations are not considered to be principal elevations.
- The dormers are not higher than the highest part of the roof.
- All materials are similar in appearance to the existing dwelling.
- In this instance there are no verandas, balconies or raised platforms.
- The proposal is not situated within a designated area.
- The dormer is clearly set back more than 200mm from the eaves level of the existing roof.
- The soil and vent would not exceed the highest part of the roof.
- The proposed roof lights will not protrude more than 150mm above the plane of the roof slope.
- Any new side facing windows would be obscurely glazed, either fixed shut or any fan light 1.7m above floor

Single Storey Side Extension

It is considered that the proposed side extension to this property is considered to be lawful meeting all the limits and conditions of Class A of the Schedule Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 for the following reasons:-

- Side extensions to be single storey. The width of the side extension must not have a width greater than half the width of the original house.
- Does not extend beyond 3m of the rear of the original dwelling house
- No more than ½ the area of land around the original house would be covered by the addition.
- The extension is not on the principle elevation.
- The height is less than 4m.
- The eaves height is not higher than 3m within 2m of a boundary
- The eaves height is not higher than the existing.
- All materials will be similar in appearance to the existing dwelling.
- The proposal is not situated within a designated area.
- There are no verandas. balconies or raised platforms

Registered Address: Friend James Limited, Park Gate, 161 -163 Preston Road, Brighton, East Sussex, BN1 6AF
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