Certificate of Lawfulness at 106 Crown Road Shoreham By Sea

Loft Conversion

It is considered that the proposed gable end, roof lights and rear dormer 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 elevation and is not considered to be a principal elevation.
- 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 side facing window is obscurely glazed and fixed shut.
- The proposal is not situated within a designated area.
- The rear 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.

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 1332/16
DATE VALID	- 6 SEP 2016