Certificate of Lawfulness at 45 Upper Kingston Lane, Shoreham By Sea

Loft Conversion

It is considered that the proposed, rear dormer, and front 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 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.
- The Side facing window is obscurely glazed

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:-

- 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.
- Its width is less than ½ the width of the original property.
- The height is less than 4m.
- The eaves height is not higher than 3m within 2m of a boundary
- 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