Certificate of Lawfulness

37 Overhill Southwick

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWDM/0974/11
DATE RECEIVED 22 NOV 2011

It is considered that the proposed rear dormer and proposed 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 detached house has not been exceeded.
- The dormers are situated upon the side of the property and is not considered to be a principal elevation.
- The dormer is 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.
- In this instance all side facing roof lights and windows will be obscured glass and have their opening parts at least 1.7m above the floor level.
- The proposal is not situated within a designated area.
- The dormer is 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 be installed as flush as possible and will not protrude more than 150mm above the plane of the roof slope.