Certificate of Lawfulness

Single Storey Rear Extension and side dormer

33 Upper Kingston Lane Shoreham By Sea

It is considered that the proposed rear 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 or side elevation that is fronting a highway.
- The depth of the extension is not more than less than 3m.
- The height is less than 4m.
- The height of the eaves within 2m of the boundary is less than 3m.
- 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

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DATE VALID 15/5/12

It is considered that the proposed side 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 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 the side facing window is glazed in obscured glass with its open able part at least 1.7m above 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.