

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0358	Case Officer:	Anna Tidey
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Loft conversion including the addition of a flat-roofed rear dormer, two smaller hipped side dormers and the addition of one roof window.		
Site:	9 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , , ,		
Validation Date	17 Feb 2026	Overall Expiry Date:	11 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Apr 2026
Target Date:	14 Apr 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	9 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0358

9 Mackie Avenue, Hassocks, West Sussex, BN6 8NH, , ,
Loft conversion including the addition of a flat-roofed rear dormer, two smaller hipped side dormers and the addition of one roof window.
Mr And Mrs Turtle

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: Noted.

INTRODUCTION

This application seeks a Lawful Development Certificate for a proposed loft conversion and roof extension (with the addition of a flat roofed rear dormer and two hipped side dormers and one roof window) at 9 Mackie Avenue in Hassocks.

RELEVANT PLANNING HISTORY

DM/26/0359. Proposed single storey rear extension. Yet to be determined.
05/00436/FUL. To erect a conservatory to the rear of the existing dwelling. Approved March 2005.
KY/034/84. Front extension to form toilet and larger hall. Approved October 1984.
KY/024/82. Rooms in roof space. Approved August 1982.
KY/050/79. Addition to lounge and proposed garage. Approved August 1979.

SITE AND SURROUNDINGS

No 6 Mackie Avenue is a 2 bed detached bungalow located on the western side of Mackie Avenue within the built up area of Hassocks. The property has been extended to the front and rear and benefits from a detached single garage.

The property is constructed with walls with a lower brick plinth and painted cream rough render. The roof is finished with a plain brown tile.

The bungalow is located on an established residential road with some houses, but mostly bungalows of mixed styles. No 9 is sited to the north of a pair of extended semi detached houses. It is set back from the road level with a front garden and private driveway providing off road parking space.

APPLICATION DETAILS

The proposal includes the addition of a 4m wide flat roofed dormer which has a 1.2m set back side section, giving it an L-shaped roof. This addition includes a 1.8m wide pair of inward opening French doors, served by a Juliette balcony. The glazed doors will light the bedroom which is to be created in the converted roof space.

The set back side dormer section contains a 0.6m wide rear facing window and will provide headroom to a corridor serving the stairs and will allow access to a walk in wardrobe formed partly within the existing roof slope and lit by a new 1.35m wide hipped roofed dormer located in the south facing roof slope of the existing bungalow. The 1m wide window proposed in this side dormer addition is shown to be obscure glazed and openable over a height of 1.7m.

A similarly designed 1.35m wide hipped roofed dormer, with a similar obscured window with a high level opening window, is proposed in the north facing side roofline. This will serve the proposed new ensuite shower room.

The submitted plans also indicate the addition of a new roof light in the front facing roof slope. This will serve to light the first floor access stairs.

The application has been accompanied by a Certificate Statement, prepared by the applicant's agent. This refers to the technical guidance for permitted development rights for householders and details the volumes of the existing additions to the original roof and the proposed roof additions. The total additional volume for all of the existing and proposed additions is 48.95 cubic metres. It also confirms that the development will comply with the permitted development criteria for other alterations to the roof (ie the roof light addition).

The submitted floor plans indicate that the existing ground floor layout will remain largely unchanged, although a new staircase will be provided off the hallway, and the entrance door into the second ground floor bedroom will also be adjusted to allow a new entrance door into the living room.

It is confirmed that the proposed construction materials will include: Brown hanging tiles for the walls (to match the existing roof), felt on the flat roof, plain tiles to the hipped dormers (to match the existing roof) and white upvc windows.

LEGAL FRAMEWORK

As this is an application to establish whether the proposed development would benefit from permitted development rights and will be a legal decision, planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Classes B and C of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Part 1

Development within the curtilage of a dwellinghouse

Class B - additions etc to the roof of a dwellinghouse
Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- (i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

(f) the dwellinghouse is on article 2(3) land.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Interpretation of Class B

B.3 For the purposes of Class B, "resulting roof space" means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii) -

(a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwelling house are not to be considered part of the enlargement.

(b) "rear or side extension" includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

Class C - other alterations to the roof of a dwellinghouse

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would consist of or include—

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; or
- (e) the dwellinghouse is built under Part 20 of the Schedule (construction of new dwellinghouses).

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

ASSESSMENT

The site is not within Article 2(3) land or subject to an Article 4 Direction. The planning history of the site has been checked and the permitted development rights are understood to be intact.

The volume of the proposed dormer additions measures below the permitted allowance of 50 cubic metres. The proposal does not include a verandah, balcony or raised platform.

The proposed loft conversion will not be higher than the highest part of the existing roof, and as a result of the works, it would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

The dormers are set back at least 0.2 metres from the eaves level and the proposed alterations are being constructed with external materials to match the existing dwelling.

The proposed side facing dormer additions are annotated on the submitted plans to have obscure-glazed windows that will opening above 1.7 metres from the first floor area in the rooms that they serve.

The proposed rooflight on the front facing roof slope will not protrude more than 0.15 metres above the perpendicular of the roof slope and will not be positioned higher than the highest part of the original roof.

CONCLUSION

The proposed development which is the subject of this application is deemed to comply with the applicable permitted development criteria as set out within Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a Lawful Development Certificate can be issued.

Decision: Permission

Case Officer: Anna Tidey