

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2584	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Demolition of existing side facing dormer and erection of hip-to-barn end roof conversion and flat roof rear dormer.		
Site:	21 Sunte Close, Haywards Heath, West Sussex, RH16 1QT, , , ,		
Validation Date	13 Oct 2025	Overall Expiry Date:	6 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Nov 2025
Target Date:	8 Dec 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	25 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2584

**21 Sunte Close, Haywards Heath, West Sussex, RH16 1QT, , ,
Demolition of existing side facing dormer and erection of hip-to-barn end roof conversion and flat roof rear dormer.
Mr And Mrs Carter**

REPRESENTATIONS

None received.

TOWN COUNCIL OBSERVATIONS

As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers this decision to Mid Sussex District Council.

INTRODUCTION

This is an application for a lawful development certificate to demolish an existing side facing dormer and erect a hip-to-barn end roof conversion and flat roof rear dormer.

RELEVANT PLANNING HISTORY

HH/292/99- Loft conversion for one bedroom. Permission.

06/02452/FUL- Two storey side and rear extension. Refused.

07/00272/FUL- Two storey side and rear extension - Revised proposal. Refused.

07/01291/FUL- Single storey side extension, two storey rear extension and rear dormer. Refused.

SITE AND SURROUNDINGS

21 Sunte Close is a three-storey semi-detached dwelling. The property is constructed of red brick and is characterised by faux timber detailing to the front elevation. The property benefits from a loft conversion with side facing dormer, off road parking to the front of the property and a detached garage to the rear of the property.

The dwelling lies within a cul-de-sac within the built-up area boundary of Haywards Heath. Neighbouring properties are located to the east, west and south. Highways is located to the north.

APPLICATION DETAILS

The proposal includes demolishing an existing side facing dormer on the eastern roof slope. The proposal seeks to erect a hip-to-barn end roof conversion and flat roof rear dormer. It is proposed to install a window on the side (western) elevation .

The proposed hip-to-barn end roof conversion would measure some 2.8 metres in width and some 2.7 metres in height.

The rear dormer would measure some 6 metres in width and some 2.8 metres in depth. This would have a flat roof and a maximum height of some 2.6 metres. The dormer would have two windows on the rear (northern) elevation.

External materials would match the existing.

LEGAL FRAMEWORK AND LIST OF POLICIES

This application is 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 Part 1, Class B, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

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; ...
- (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.

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact for the proposed development. The property is not located on article 2 (3) land.

The development would not result in any part of the dwellinghouse exceeding the height of the highest part of the existing roof or extending beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The cubic content of the resulting roof

space would not exceed the cubic content of the original roof space by more than 50 cubic metres. It would not consist of or include the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe. The window on the side (western) elevation would be obscure glazed and non-opening. The materials used in any exterior work would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Catherine Cardin