

**PLANNING STATEMENT
FOR
6 ST. CHRISTOPHER'S ROAD
HURSTPIERPOINT
HASOCKS, BN6 9UX**

1. Introduction & Context

1.1 This statement supports an application for a Certificate of Lawfulness for a Proposed Use or Development under **Section 192 of the Town and Country Planning Act 1990**.

1.2 The application site consists of a two-storey, single-family detached/semi-detached/terraced dwellinghouse.

1.3 The property is **not** located within a Conservation Area, Area of Outstanding Natural Beauty (AONB), National Park, or World Heritage Site. The property is not a Listed Building, and its Permitted Development rights remain intact under Article 4 directives. [[1](#), [2](#), [3](#), [4](#), [5](#)]

2. Legislative Framework

2.1 The proposed loft conversion and rear dormer have been specifically designed to comply entirely with **Schedule 2, Part 1, Class B** (additions etc. to the roof of a dwellinghouse) and **Class C** (other alterations to the roof of a dwellinghouse) of the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**. [[2](#), [3](#)]

3. Compliance Evaluation (Schedule 2, Part 1, Class B - Rear Dormer)

The development adheres strictly to all criteria set out under Class B.1 limitations:

- **B.1(a) Height Limits:** No part of the proposed rear dormer will exceed the height of the highest part of the existing ridge line of the original roof. [[1](#), [2](#)]
- **B.1(b) Forward of Principal Elevation:** The proposed dormer is positioned exclusively on the rear roof slope. It does not extend beyond the plane of any existing roof slope which faces a highway or forms the principal/side elevation. [[1](#)]
- **B.1(c) Volume Calculations:** The total volume added to the roof space by the rear dormer equals **18 cubic metres**. This sits comfortably below the statutory limit of 40 cubic metres for terraced houses / 50 cubic metres for detached and semi-detached properties.
 - *Calculation:* [Insert briefly if known, e.g., Width (5.5m) x Height (2.25m) x Depth (2.9m) / 2 = 17.9m³ plus main body...]. No previous roof extensions have been carried out at the property. [[1](#), [2](#), [3](#)]
- **B.1(d) Verandas/Balconies:** The development does not include any verandas, balconies, raised platforms, or Juliet balconies that project past the rear wall profile.
- **B.1(e) Chimneys/Flues:** The development does not alter or install any chimneys, flues, or soil and vent pipes. [[1](#)]

Class B.2 Conditions Met:

- **B.2(a) Materials:** The materials used for all external faces of the rear dormer (cladding, fascia, windows) will match or closely replicate the appearance and texture of those used on the existing dwellinghouse. [[1](#)]

- **B.2(b) Setback from Eaves:** The face of the dormer window is stepped back from the existing eaves line by at least **0.2 metres** (measured along the plane of the original roof). [\[1\]](#), [\[2\]](#)
 - **B.2(c) Side-Facing Windows:** Any window installed into a side flank wall or side cheek of the dormer will be strictly **obscure-glazed** to level 3 minimum and non-opening unless the openable parts are more than 1.7 metres above the floor level of the room. [\[1\]](#), [\[2\]](#)
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4. Compliance Evaluation (Schedule 2, Part 1, Class C - Front Rooflights)

The front-facing roof alterations adhere strictly to all criteria set out under Class C.1 limitations:

- **C.1(a) Protrusion:** The proposed rooflights onto the front roof slope will not project more than **0.15 metres** beyond the plane of the original roof slope.
 - **C.1(b) Height:** The highest part of the rooflights will not exceed the height of the existing ridge line. [\[1\]](#)
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5. Conclusion

5.1 As demonstrated above, the proposed room in the roof with a rear dormer meets all statutory guidelines for Permitted Development.

5.2 The Local Planning Authority is therefore respectfully requested to issue a **Lawful Development Certificate** for the proposed works.



Existing Rear Elevation



Existing Front Elevation