

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/1092	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Proposed hip to gable roof extension and loft conversion including the erection of a rear dormer and installation of Velux rooflights to front elevation. New Side elevation windows to first and second floor		
Site:	42 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , , ,		
Validation Date	24 Apr 2025	Overall Expiry Date:	21 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Jun 2025
Target Date:	19 Jun 2025	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	11 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1092

**42 Stanford Avenue, Hassocks, West Sussex, BN6 8JJ, , ,
Proposed hip to gable roof extension and loft conversion including the erection of a rear dormer
and installation of Velux rooflights to front elevation. New Side elevation windows to first and
second floor
Mr J Beeby And Mr L Trenaman**

REPRESENTATIONS

None received.

PARISH COUNCIL OBSERVATIONS

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

INTRODUCTION

This is an application for a Lawful Development Certificate to establish whether the proposed development, consisting of a hip to gable roof extension, loft conversion including the erection of a rear dormer, installation of Velux rooflights to front elevation and new side elevation windows to first and second floor, would constitute permitted development.

RECENT PLANNING HISTORY

DM/25/0828- Demolish existing rear conservatory and replace with a single storey extension. Permission.

DM/25/0829- Proposed hip to gable loft conversion including the erection of a rear dormer and installation of Velux rooflights to front elevation. Withdrawn.

SITE AND SURROUNDINGS

The application relates to 42 Stanford Avenue, a two storey dwelling which forms one half of a pair of semi-detached properties. The existing dwelling is positioned away from the highway edge by a front paved driveway. The site is afforded garden amenity space which stretches out to the rear of the property and is enclosed by closeboard timber fencing. The existing dwelling is composed of pebbledash rendered exterior walls, plain concrete roof tiles, white uPVC windows and brown/ black uPVC conservatory windows to the conservatory and white timber doors.

The site is within the built-up area for Hassocks as defined in the District Plan (DP). There are primarily semi-detached dwellings positioned to the southern side of the road within the site's immediate context, featuring regular intervals between each building. Properties display traditional appearances with exterior render visible amongst the streetscene. Neighbouring properties are located to the east, west and south. Highway is to the north.

APPLICATION DETAILS

Plans show that the proposed hip to gable roof extension would be some 19 cubic metres.

The proposed dormer extension would be located on the rear (southern elevation). Plans show the dormer extension would be some 5.1 metres wide and some 3.3 metres deep. The dormer would have a flat roof with a maximum height of some 2.6 metres.

All external materials will be similar in appearance to the existing dwelling.

The submitted plans also show it is proposed to install 2 no. rooflights to the front pitch roof and to install windows on the side elevation on the first and second floors.

LEGAL FRAMEWORK

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, Classes B and C, 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.

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.; or
 - (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.

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 this Schedule (construction of new dwellinghouses).

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 proposed height of the dormer extension would not exceed the height of the highest part of the existing roof. The dormer extension would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling. In addition, the dormer and additional gable massing would not result in a roof space that would exceed the cubic content of the roof by more than 50 cubic metres as the volume of the proposed total enlargement would be some 41 cubic metres in total. The edge of the dormer enlargement would be some 0.3 metres from the eaves, with the eaves of the original roof maintained. The proposed windows on the side elevation would be obscured glazed and non-opening. The exterior materials of the proposed works would be similar in appearance to the materials of the exterior of the existing dwellinghouse.

Regarding the proposed front roof light, plans show that it would not protrude by more than 0.15 metres from the roof plane.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Classes B and C of 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