

PLANNING STATEMENT

Chestnut Corner

Snowdrop Lane

Lindfield

RH16 2QE

30th September 2026

APPLICATION/PROPOSAL

To correct the planning decision reference **DM/22/3420** dated **6th January 2023** to read**four dormer windows to the rear slope.**

AS CONSENTED DM/22/3420

*Two storey extension including garage conversion and **three dormer windows to the rear** roof slope. Relocated front entrance door. Rear Infill. (Updated plans received 08.12.2022. Revised description received 08.12.2022) (Arboricultural Impact Assessment & Method Statement, materials schedule and window specifications received 05.01.2023)*

REFERENCE TO THE PLANNING OFFICERS REPORT DM/22/3420

The application drawings and as clearly stated in the planning officers report....

It is now proposed to also install four, pitched roof, dormer windows across the rear elevation, two of which would be positioned over the new extension.

The report accepts that the four dormers are acceptable in planning terms.....

The proposed dormer windows are of a relatively modest scale, are well spaced across the roof slope and do not appear out of proportion with the existing dwelling. The dormers would not affect the ridge line of the dwelling and there is a relationship with the triple window within the rear elevation. Whilst the dormer windows are to the rear of the property, given the siting of the dwelling on a corner plot, there would be some public views. These views would, however, be relatively limited and, given the acceptability of the design in relation to the host dwelling, would not be harmful to the character of the surrounding area and would preserve the setting of the Conservation Area.

Given the extent of the changes relate only to the inclusion of dormer windows to the rear elevation, it is considered that there would not be any harmful impact to the significance of the neighbouring listed building and its setting would be preserved.

CONSENTED DRAWINGS

The consented drawings show four dormer windows to the rear slope on both plan and elevations

RETROSPECTIVE APPLICATION

The extension as consented under the above reference has now been constructed including three dormers. The fourth dormer is awaiting construction subject to correcting the consent

As the drawings have been approved and the planning officer has already clarified that they are acceptable in planning terms it must be taken that they are consented and that this application \ to correct the planning consent is a formality.