

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1052	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	New porch, rear box dormer loft conversion, and internal alterations.		
Site:	5 Hickmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BQ, , ,		
Validation Date	27 Apr 2026	Overall Expiry Date:	22 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Jun 2026
Target Date:	22 Jun 2026	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>Steven King</i>	Date:	19 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1052

**5 Hickmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BQ, ,
New porch, rear box dormer loft conversion, and internal alterations.
Richard Tibbott**

PARISH COUNCIL OBSERVATIONS

The Parish Council has no objections.

REPRESENTATIONS

None received.

INTRODUCTION

This is an application for a Lawful Development Certificate to establish whether the proposed development, consisting of the demolition of an existing first-floor side dormer, and the construction of a rear dormer with loft conversion and porch would constitute permitted development.

RECENT PLANNING HISTORY

01/02401/FUL- Proposed rooms in roof space with dormer to side. Permission.

DM/25/1671- Proposed single storey side extension, single storey rear extension, front porch and rear box dormer. Withdrawn.

DM/25/1831- New porch, single-storey rear extension, rear box dormer loft conversion, internal alterations and external render to existing home. Application returned.

DM/25/2274- New porch, single-storey rear extension, rear box dormer loft conversion, and internal alterations. Withdrawn.

DM/25/2552- Erection of a single storey rear extension extending beyond the rear wall of the original house by 4.00m, to a maximum height of 2.95m and the height of the eaves to 2.34m. Permission.

DM/25/2554- New porch, rear box dormer loft conversion, and internal alterations. Withdrawn.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by red brick, white uPVC fenestration and a plain tile roof. The property benefits from an area of off-street parking that accommodates approximately two cars and a detached garage.

The property lies within the built-up area boundary of Lindfield. Neighbouring properties are located to the north, west and south. The public highway is located to the east.

APPLICATION DETAILS

Submitted plans show that the rear dormer would measure approximately 6.4 metres width and 2.9 metres in depth. This would have a flat roof with a maximum height of approximately 2 metres.

The porch would measure approximately 1.9 metres in width and 1.5 metres in depth. This would have a crown roof with a maximum height of approximately 3 metres.

The submitted plans indicate additional works to the property, including the installation of solar panels and an ASHP, and changes to fenestration on the side elevation at ground floor level. As these works fall outside the description of development, they have not been assessed as part of this application and are therefore not lawful under this Certificate.

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 D, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

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.; 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.

Class D - porches

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D 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 ground area (measured externally) of the structure would exceed 3 square metres;
- (c) any part of the structure would be more than 3 metres above ground level;...
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; 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 extension would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling. In addition, submitted calculations show that the proposal would not result in a roof space that would exceed the cubic content of the roof by more than 50 cubic metres. The edge of the enlargement would be some 1.2 metres from the eaves, with the eaves of the original roof maintained. No windows are proposed on either of the side elevations. The exterior materials of the proposed works would be similar in appearance to the materials of the exterior of the existing dwellinghouse. The window on the side elevation at first floor level and would be obscure glazed and non-opening above 1.7m.

The proposed porch would not measure more than 3 square metres and would not exceed 3 metres above ground level. The porch would not be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

CONCLUSION

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