

53 Wivelsfield Road, Haywards Heath, RH16 4EN

# PLANNING STATEMENT

Ref: 0237

## 1. Introduction

This Planning Statement should be read in conjunction with the accompanying application drawings. It has been prepared in support of a householder planning application at:

**53 Wivelsfield Road, Haywards Heath, RH16 4EN**

The proposed development comprises:

- Loft conversion
- Single storey rear extension to form enlarged kitchen
- Demolition of existing external WC and store
- Rebuilding of existing garage as a garden office

## 2. Proposed Development

The application comprises three principal elements:

1. A single storey rear extension
2. A loft conversion
3. Replacement of the detached garage with a garden office

The loft conversion and garden office are considered to fall within permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

Permission for all elements is sought under a single householder planning application. The fallback position of permitted development is therefore a material consideration in the determination of this application.

## 3. Loft Conversion

The loft conversion comprises a box dormer to the rear roof slope. It accords with Schedule 2, Part 1, Class B of the GPDO 2015 (as amended), in that:

- The additional roof space created does not exceed 40m<sup>2</sup> (measured at 23.8m<sup>2</sup>).
- Materials used in the construction of the dormer will be similar in appearance to those of the existing roof.
- More than 0.2m of the original eaves will be retained at the rear, measured along the plane of the roof slope.
- Rooflights to the front elevation fall within Schedule 2, Part 1, Class C.

The works are domestic in scale and typical of loft conversions within suburban contexts.

#### **4. Garden Office**

The proposal involves demolition of the existing detached garage and its replacement with a garden office of reduced footprint.

The building accords with Schedule 2, Part 1, Class E of the GPDO 2015 (as amended), in that:

- It is located within 2m of the boundary.
- The overall height does not exceed 2.5m above reference ground level.

The scale and massing are modest and subordinate to the host dwelling. The replacement structure reduces overall footprint compared to the existing garage.

#### **5. Rear Extension**

The single storey rear extension is modest in scale and designed to enlarge the existing kitchen to create a more functional space.

The extension remains subordinate to the host dwelling and respects the character of the property and surrounding area. It's single storey height and rearward location ensure limited visibility from the public realm and no material impact on neighbouring amenity.

#### **6. Ecology**

The Partnership for Biodiversity in Planning Wildlife Assessment Check Tool has been used to assess the ecological implications of the proposed development.

The report submitted with this application concludes that it is unlikely that consultation with an ecologist will be required.