

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0087	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Proposed loft conversion with Velux windows		
Site:	57 Langmore Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BD, , ,		
Validation Date	13 Jan 2025	Overall Expiry Date:	7 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Mar 2025
Target Date:	10 Mar 2025	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>Joanne Fisher</i>	Date:	5 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0087

**57 Langmore Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BD, ,
Proposed loft conversion with Velux windows
Mr Slater**

REPRESENTATIONS

None received.

TOWN COUNCIL OBSERVATIONS

None received.

INTRODUCTION

This is an application for a Lawful Development Certificate for a proposed loft conversion and to install Velux windows.

RECENT PLANNING HISTORY

LR/003/78- Outline application for residential development of some 54.41 acres. Refusal.

LR/005/86- Residential development and associated access roads. Refusal.

12/04316/FUL- Development of site so as to accommodate 230 dwellings, together with associated areas of open space, play space and amenity space; new access, parking and landscaping. Permission.

DM/15/0139- Erection of 148 no. 2, 2.5 and 3 storey 1, 2, 3, 4 and 5 bedroom dwellings, garages and ancillary buildings with associated works. Amended design of 'Phase 2' of the development approved under application reference 12/04316/FUL. Permission.

SITE AND SURROUNDINGS

57 Langmore Lane is a detached two storey dwelling constructed predominantly of red brick, with cedar cladding to the front first floor gable, a plain tile roof and white uPVC windows. The dwelling is set back from the highway, and benefits from off road parking to the front of the property.

The application site lies in the built-up area of Lindfield, within the setting of the grade II listed building of Criplands House to the west of the dwelling. Neighbouring properties are located to the north and south, whilst highway is to the east.

APPLICATION DETAILS

The submitted plans show that four new rooflights are proposed on the front (western elevation) and three new rooflights are proposed on the rear (eastern) elevation. This is to allow the conversion of the existing loft to be used as a bedroom, study and bathroom.

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

LEGAL FRAMEWORK AND LIST OF POLICIES

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

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).

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and
- (b) 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.

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 rooflights would not protrude more than 0.15 metres beyond the plane of the original roof and would not be higher than the highest part of the original roof. It would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. There are no windows proposed on either side elevation.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class 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