

PLANNING STATEMENT

Proposed Replacement of Existing Flat Roof with Pitched Roof

25 Sackville Lane, East Grinstead, RH17 2AX

Supporting Drawings:

- Existing Roof Plan & Elevations
1001 25 SACKVILLE LANE EXISTING...
- Proposed Roof Plan & Elevations
1001 25 SACKVILLE LANE PROPOSED...

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the replacement of an existing flat roof with a pitched roof over part of the ground floor at 25 Sackville Lane, East Grinstead.

The proposal represents a design-led enhancement to the dwelling and does not involve enlargement of the building footprint, additional accommodation, or material intensification of use.

2. Site and Surroundings

The application site comprises a detached two-storey dwelling located within the defined built-up area of East Grinstead. The surrounding residential context is characterised by traditionally proportioned dwellings with pitched roof forms of varying ridge heights and compositions. The property is not located within a Conservation Area, is not listed, and is not within the High Weald AONB.

The site is subject to standard residential planning considerations only.

3. Existing Development

As shown on the Existing Drawings

1001 25 SACKVILLE LANE EXISTING...

, the dwelling currently comprises:

- A two-storey main structure with a pitched roof.
- A single-storey flat roof element extending across part of the ground floor.
- A flat roof height of approximately 2700mm.

The flat roof form is architecturally discordant when read alongside the principal pitched roof and detracts from the overall visual cohesion of the dwelling.

4. Proposed Development

As shown on the Proposed Drawings

1001 25 SACKVILLE LANE PROPOSED...

, the proposal involves:

- Removal of the existing flat roof.
- Construction of a pitched roof over the same footprint.
- A modest increase in ridge height to approximately 3670mm.
- Matching roof pitch and materials to the principal dwelling.

The proposal does not:

- Extend the building footprint.
- Introduce new windows.
- Create additional storeys.
- Increase site coverage.

It is therefore a roof alteration rather than an extension in spatial terms.

5. Planning Policy Assessment

5.1 National Planning Policy Framework (NPPF)

Section 12 of the NPPF requires development to:

- Achieve high quality design.
- Be sympathetic to local character.
- Improve the overall quality of an area.

The proposal enhances the architectural integrity of the dwelling by replacing a visually incongruous flat roof with a pitched form consistent with local character. It therefore positively contributes to design quality.

5.2 Mid Sussex District Plan (2014–2031)

Policy DP26 – Character and Design

The proposal:

- Respects the scale and massing of the host dwelling.
- Is proportionate and subordinate to the main roof.
- Utilises matching materials.

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- Enhances visual cohesion.
- Preserves residential amenity.

There is no conflict with DP26.

Policy DP28 – Housing Extensions

The development:

- Is proportionate to the original dwelling.
- Does not dominate the host building.
- Does not result in overdevelopment.
- Does not harm neighbouring amenity.

The proposal fully accords with Policy DP28.

6. Design, Scale and Visual Impact

The increase in ridge height (approximately 970mm) remains significantly below the principal roof ridge and is visually read as a subordinate element.

Importantly:

- No additional footprint is created.
- No additional vertical wall plane is introduced beyond the existing envelope.
- The pitched geometry reduces visual abruptness compared to the existing flat roof.

The proposal results in a clear visual enhancement to the property and positively integrates with the prevailing street scene.

7. Residential Amenity

The proposal introduces no new windows or openings and therefore results in no overlooking or loss of privacy.

Given the modest height increase and sloping roof form, there is no overbearing impact on neighbouring properties.

Separation distances remain unchanged.

There is no material loss of outlook or residential amenity.

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8. Sunlight and Daylight Assessment

Although a formal BRE daylight and sunlight study is not required for a development of this scale, the proposal has been assessed against the principles contained within the BRE guidance “Site Layout Planning for Daylight and Sunlight”.

Key considerations:

- The development replaces an existing built structure.
- The increase in height is under one metre.
- The roof slopes away from boundaries.
- No new vertical walling is introduced.

Application of the 45-degree rule (in both plan and elevation) indicates that the proposal is unlikely to materially breach accepted residential amenity standards.

Any incremental increase in overshadowing would be minor, transient, and not materially harmful.

Accordingly, the proposal does not give rise to demonstrable daylight or sunlight harm.

9. Permitted Development Considerations

Under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain roof alterations are permitted provided that:

- The highest part of the roof is not exceeded.
- No extension projects beyond the principal elevation roof slope.
- Volume limits are not exceeded.

While the proposal does not exceed the principal ridge of the dwelling, it does increase the height above the existing flat roof plane.

Given this material alteration in roof height, a planning application represents the appropriate and cautious route.

Notwithstanding this, the proposal demonstrates characteristics consistent with permitted development scale and impact, reinforcing the absence of harm.

10. Planning Balance and Refusal Test

For refusal to be defensible, harm must be:

- Identifiable
- Demonstrable

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- Significant
- Policy-based

This proposal:

- Enhances architectural character.
- Causes no material neighbour harm.
- Does not increase footprint.
- Remains subordinate in scale.
- Fully complies with local and national policy.

There are no defensible planning grounds upon which refusal could reasonably be sustained.

11. Conclusion

The proposed replacement of the existing flat roof with a pitched roof at 25 Sackville Lane:

- Improves the visual quality of the dwelling.
- Enhances architectural cohesion.
- Respects local character.
- Preserves residential amenity.
- Complies fully with the NPPF and Policies DP26 and DP28 of the Mid Sussex District Plan.

The proposal represents a modest, proportionate and well-designed alteration.

Planning permission should therefore be granted without reservation.