

Planning Statement in Support of Permitted Development Application

Site Address: 5 Hickmans Lane, Lindfield, West Sussex, RH16 2BQ

Proposal

This application seeks confirmation that the proposed works at 5 Hickmans Lane fall within the scope of permitted development. The project includes:

- A modest new porch;
- A rear box dormer loft conversion; and
- Internal alterations.

The property is currently a three-bedroom semi-detached bungalow. The works will adapt it into a two-bedroom home designed to meet the long-term care and comfort needs of the applicant, while retaining the character of the dwelling and respecting its surroundings.

Site Context

The property lies just outside the Lindfield Conservation Area, in a row of established residential dwellings. Built in the 1950s in red brick with a detached garage to the rear, the property is typical of its setting. A previous side dormer has already been constructed, and the site benefits from a large west-facing garden.

The location is sustainable, close to village amenities, schools, transport connections, and community facilities, making it highly suitable for continued residential use.

Planning History

- **DM/25/1671** – Proposal for extensions and dormer (Withdrawn).
- **01/02401/FUL** – Proposal for dormer to side roof slope (Approved).

This history demonstrates that alterations and roof extensions have been deemed acceptable on this property.

Design and Materials

The design respects the character of the dwelling and the surrounding area. Key points include:

- A **hip-to-gable conversion** built in brick to match the existing house.
- **Roofing tiles** matching the existing roof.
- A **rear box dormer** finished in matching hanging tiles.
- A **new porch** in brick to match the existing dwelling, with a footprint under 3m² and height under 3m, fully compliant with permitted development allowances.

Compliance with Permitted Development Rights

The proposals meet the relevant criteria set out in the General Permitted Development Order (GPDO):

- The porch does not exceed 3m² in footprint or 3m in height.
- The dormer is confined to the rear roof slope, set below the existing ridge height, and uses materials consistent with the main dwelling.
- No alterations are proposed to the principal elevation beyond the compliant porch.

The development will not adversely affect neighbouring amenity, nor will it harm the character of the area, given its modest scale and use of matching materials.

Conclusion

This proposal represents a modest and sympathetic improvement to a 1950s bungalow. It is designed to meet the applicant's care and accessibility needs while complying fully with permitted development rights. The works respect the property, its neighbours, and the wider character of Hickmans Lane.

Accordingly, it is requested that the Local Planning Authority confirms that the proposed development constitutes permitted development.