

Planning Statement

Address: Abercorn, Cranston Road, East Grinstead, RH19 3HQ

Proposal:

The proposed development involves a loft conversion with a dormer. Due to the unique layout of the dwelling, which includes a rear wing, the dormer will extend across both the rear and side roof slopes. The development has been carefully designed to fall within the maximum cubic content allowed under permitted development rights for a semi-detached house, as outlined in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permitted Development Compliance:

The proposal adheres to the following criteria for permitted development of roof extensions:

1. **Volume Limit:**
 - The total additional volume created by the dormer will not exceed 50 cubic meters, which is the maximum allowance for a semi-detached property.
 2. **Height:**
 - The proposed dormer will not extend above the highest part of the existing roof.
 3. **Setback:**
 - The dormer will be set back at least 200mm from the eaves, measured along the roof slope, as required.
 4. **Materials:**
 - The external materials used for the dormer will match the existing roof as closely as possible to ensure consistency with the appearance of the dwelling.
 5. **Windows and Openings:**
 - Any side-facing windows within the dormer will be obscure-glazed and non-opening (unless the opening parts are more than 1.7 meters above the floor level of the room in which they are installed), in compliance with privacy regulations.
 6. **Exclusions:**
 - The proposal does not include any balconies, verandas, or raised platforms.
 - The property is not located within a conservation area, National Park, Area of Outstanding Natural Beauty, or World Heritage Site.
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Rationale for Lawful Development Certificate Approval:

1. **Compliance with Permitted Development Rights:**
 - As outlined above, the proposed loft conversion with dormer strictly complies with all relevant criteria for permitted development under the General Permitted Development Order.
2. **Established Precedent in the Area:**

- There are several examples of similar developments in the surrounding area where lawful development certificates have been granted. For example, application DM/20/4191 at Gardenia, Cranston Road, East Grinstead, RH19 3HQ, approved the conversion of a garage under permitted development rights. This reflects a local planning context that supports such developments where they meet regulatory criteria.
3. **Visual and Residential Impact:**
- The design has been developed to minimize visual impact on the surrounding area and to ensure it remains in keeping with the character of the property and neighborhood. The use of matching materials ensures visual consistency.
4. **No Harm to Neighbors:**
- The dormer's design complies with privacy standards, and it will not overshadow or overlook adjoining properties.
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Conclusion:

The proposed loft conversion with dormer at Abercorn, Cranston Road, East Grinstead, RH19 3HQ, fully complies with the permitted development rights for semi-detached houses as stipulated by the relevant legislation. Given the adherence to all criteria and the precedent for similar approvals in the area, we respectfully request that the Lawful Development Certificate be granted for this proposal.