



Planning Statement



South West Elevation (Street view)

Client

Mr and Mrs Aloy

Site Address

The Vicarage Cottage
Mill Lane
Sayers Common
BN6 9HN

Description of Works

Loft conversion incorporating 1no. dormer to front roof slope.
Alterations to fenestrations.

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1. Introduction

- 1.1 This planning statement has been prepared by BN3 Architecture on behalf of the client.
- 1.2 This statement supports the Householder planning application for a loft conversion incorporating a front dormer and associated alterations to fenestrations.
- 1.3 The proposal seeks to create additional habitable space within the existing dwelling while maintaining the character of the property and safeguarding neighbouring amenity.

2. Site Context



Site Plan. (© Google).

- 2.1 The application site relates to The Vicarage Cottage, Mill Lane, Sayers Common, BN6 9HN; a detached residential dwelling situated within the rural village of Sayers Common in Mid Sussex.
- 2.2 The property occupies a generous plot set back from Mill Lane and is characterised by a spacious garden and clear separation from neighbouring dwellings.
- 2.3 Neighbouring properties are positioned at a reasonable distance from the application site, and their relationship to the dwelling is such that there is a degree of mutual separation and privacy typical of this type of village setting.
- 2.4 The dwelling is positioned at an angle to the highway, meaning the principal elevation is not directly aligned with or prominently visible from the street. This angled orientation is an important characteristic of the site and reduces the visual prominence of roof alterations when viewed from the public realm.
- 2.5 Dwellings in the vicinity are predominantly detached or semi-detached and exhibit a wide range of architectural styles, roof forms, and domestic alterations, including extensions and roof additions. As a result, the street scene does not display a strong or consistent architectural style and instead reflects incremental change over time.
- 2.6 The surrounding area retains a semi-rural character, with properties generally set within relatively large plots and interspersed with mature vegetation and landscaping. This results in a relatively low-density environment with good spacing between buildings.
- 2.7 The site is not located within a designated Conservation Area, and there are no listed buildings in the immediate vicinity that would be affected by the proposal.
- 2.8 Overall, the site context is characterised by a varied residential environment, generous plot sizes, and a relatively low sensitivity to modest domestic alterations, provided they are appropriately designed.

3. Planning History

- 3.1 The site is not located within a Conservation Area and is not in close proximity to any listed buildings.
- 3.2 There is no recent planning history affecting the site, with previous applications dating between 1997 and 2004.

4. Design

- 4.1 The proposal seeks permission for a loft conversion including the construction of a front dormer. The dormer has been carefully designed to sit within the roof slope and to remain clearly proportionate and subservient to the host dwelling.
- 4.2 The design approach has been informed by a thorough understanding of the site context and surrounding built form, in accordance with Policy DP26: Character and Design of the Mid Sussex District Plan. In particular, the proposal has been developed to respond positively to local character, ensure high-quality design, and protect the amenity of neighbouring occupiers.
- 4.3 A key driver of the design has been the relationship with neighbouring properties. The choice of a front dormer, rather than a larger rear dormer that could otherwise be constructed under permitted development, has been made specifically to reduce the potential for overlooking of neighbouring properties to the rear. This demonstrates a considered and sensitive approach, prioritising residential amenity over maximising internal volume.
- 4.4 The dormer has two distinct elements which create a balanced and visually appropriate composition:

The smaller element, positioned closest to the road, serves only to facilitate headroom for the proposed staircase. This section is intentionally modest in scale and clearly subservient to the principal roof form. Its limited size and functional role ensure it does not appear visually intrusive within the street scene, reflecting a commonly accepted approach for loft conversions in rural and semi-rural contexts.

The larger element, which accommodates the primary habitable space, has been carefully proportioned to integrate with the existing roofscape. It remains well-contained within the roof slope and avoids undue bulk or dominance.
- 4.5 The dormer embraces the church routes of the dwelling using historically appropriate materials and reflects the traditional character and detailing of the host dwelling. It incorporates areas of lead cladding, including projecting vertical lead sections, alongside hanging tiles. This approach introduces articulation and depth to the elevation, effectively breaking up the perceived mass of the dormer and avoiding a flat or overly bulky appearance.
- 4.6 The use of high-quality, complementary materials ensures the development would appear as a coherent and sympathetic addition to the existing dwelling, in full accordance with the design principles set out in Policy DP26. The detailing has been deliberately chosen to reflect the rural character, which is appropriate to the setting of Sayers Common.
- 4.7 The development remains entirely within the residential curtilage and is intended solely for use by the occupants of the dwelling, providing additional living accommodation.

5. Policy Context

5.1 Policy DP26: Character and Design

The proposal has been designed to respect the character and appearance of the existing dwelling and surrounding area. The scale of the dormer is subservient to the host roof and does not dominate the building.

Given the varied character of properties along Mill Lane, the introduction of a dormer is considered compatible with the local streetscape. The angled orientation of the house further limits its visibility from the public realm.

Materials will match the existing dwelling, ensuring a cohesive and high-quality appearance in accordance with Policy DP26.

5.2 Policy DP37: Trees, Hedgerows and Biodiversity

The proposal does not involve the removal of any trees, hedgerows, or landscaping features. There should be no adverse impact on biodiversity as a result of the development.

5.3 Impact on Residential Amenity

The proposal has been carefully considered to minimise impacts on neighbouring properties:

Privacy: The front dormer orientation avoids direct overlooking of rear neighbouring gardens, which would have been more pronounced with a rear dormer through permitted development.

Daylight and Sunlight: The development is confined within the existing roof envelope and will not result in any significant loss of light or overshadowing.

Overbearing Impact: The modest scale and roof-level positioning ensure no undue sense of enclosure or dominance.

Overall, the scheme represents a balanced approach that improves internal accommodation while protecting neighbouring amenity.

6. Conclusion

- 6.1 The proposed loft conversion with front dormer is a well-considered and proportionate development that responds positively to the site context and surrounding area.
- 6.2 It complies with the relevant policies of the Mid Sussex District Plan, particularly Policy DP26 and DP37, and demonstrates a clear commitment to protecting neighbour amenity.
- 6.3 The proposal represents sustainable development within an established residential area and should therefore be supported.
- 6.4 It is respectfully requested that planning permission be granted.