

Supporting Statement

5 Cheney Crescent, Haywards Heath, West Sussex

This statement supports the proposed loft conversion at 5 Cheney Crescent, comprising a rear roof dormer and rooflights to the front roof slope and solar panels. The works are submitted for confirmation as Permitted Development under Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1. Permitted Development Rights

Permitted development rights remain fully intact for this property.

A Secretary of State approval dated March 2003 confirmed that no condition or legal agreement removes or restricts PD rights for the dwelling. The site is not located within a Conservation Area, AONB, National Park, or any other designated land where PD rights are limited.

Accordingly, the proposal must be assessed solely against the criteria of Class B (roof enlargement including dormers) and Class C (rooflights).

2. Compliance with Class B – Rear Dormer

The proposed rear dormer meets all requirements of Class B:

- Location: The dormer is positioned entirely on the rear roof slope, not fronting the highway.
- Volume: The external dormer volume is 25.74m³, as shown on drawing A.201. This is below the 40m³ limit for a terraced house.
- Set-backs: The dormer is set back more than 200mm from the eaves, in accordance with B.2(b).
- Height: The dormer does not exceed the height of the existing ridge.
- Materials: External materials will match the existing roof, as noted on the drawings.
- No verandas, balconies or raised platforms are proposed.

The proposal therefore satisfies all criteria under Class B.1 and B.2.

3. Compliance with Class C – Rooflights

The proposal includes rooflights to the front roof slope. These comply with Class C because:

- They do not project more than 150mm from the roof plane.
- They do not exceed the height of the existing roof.

4. Design and Residential Amenity

The dormer is modest in scale, positioned on the rear elevation, and consistent with typical PD roof enlargements in modern housing developments. The proposal does not result in unacceptable overlooking, overshadowing, or loss of privacy to neighbouring properties.

5. Conclusion

The proposed loft conversion, including a rear dormer and front rooflights, fully complies with the requirements of Schedule 2, Part 1, Class B and Class C of the GPDO. Permitted development rights are confirmed as intact for this property, and the proposal falls squarely within those rights.

The Local Planning Authority is therefore respectfully invited to confirm that the works constitute Permitted Development.