

PLANNING STATEMENT IN SUPPORT OF A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR A SINGLE-STOREY SIDE EXTENSION AT 63 BALCOMBE ROAD, HAYWARDS HEATH, RH16 1PE

1. INTRODUCTION

This planning statement is submitted in support of an application for a Lawful Development Certificate (LDC) to confirm that the proposed single-storey side extension at 63 Balcombe Road, Haywards Heath, RH16 1PE, constitutes permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO').

2. SITE CONTEXT

The property is a **dwellinghouse** located on Balcombe Road, within the administrative area of Mid Sussex District Council. It is not within a conservation area, nor is it a listed building or subject to an Article 4 Direction restricting permitted development rights.

3. PROPOSED DEVELOPMENT

The proposal comprises a **single-storey side extension** that will:

- Be located to the **side** of the existing dwellinghouse.
- Have a **maximum height of 2.7 metres**.
- Have a **width of 2.44 metres**.
- Have an **eaves height not exceeding 3 metres**, where it is within 2 metres of the boundary.
- Have a width that does not exceed **half the width of the original dwellinghouse**.
- Be constructed in **materials of similar appearance** to those used in the existing dwelling.

4. COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS

The proposal has been assessed against **Class A of Part 1 of Schedule 2** of the GPDO, which allows the enlargement, improvement or other alteration of a dwellinghouse subject to certain limitations and conditions.

The proposed extension complies with the following criteria:

- **Not forward of the principal elevation** - The extension is positioned to the side and does not extend beyond the principal elevation fronting the highway.
- **Not exceeding 50% of the curtilage** - The extension, together with previous enlargements, does not result in more than 50% of the original garden space being covered.

- **Width does not exceed half the original dwelling** – The extension remains within the allowable width limitation.
- **Height restrictions met** – The total height of the extension is 2.7 metres, and eaves do not exceed 3 metres within 2 metres of the boundary.
- **Materials in keeping with the existing house** – The external appearance of the extension will match the main dwelling.
- **No balconies, verandas or raised platforms** – None are included in the proposal.
- **Not within designated land restrictions** – The site is not within a designated area (e.g. conservation area, National Park, or AONB) where stricter controls would apply.
- **No prior extensions** – There are no previous enlargements to the dwelling.
- **No restrictive planning conditions** – The property is not subject to any restrictive planning conditions that would affect permitted development rights.
- **Single dwellinghouse** – The property was originally built as a single dwellinghouse and has not been subdivided or converted.

5. CONCLUSION

The proposed single-storey side extension at 63 Balcombe Road fully complies with the permitted development rights set out in **Class A of Part 1 of Schedule 2** of the GPDO 2015 (as amended). It does not require express planning permission, and a Lawful Development Certificate should therefore be granted to confirm its lawful status.

Should the Local Planning Authority require any further details, we would be happy to provide additional supporting information.