

New Porch and Rear Dormer Extension at 41 College Lane, Hurstpierpoint, West Sussex, BN6 9AD**1.0** Project Scope:

41 College Lane is a semi-detached, dormer bungalow located on College Lane in Hurstpierpoint. The house, built in 1986, sits on a corner plot, where College Lane (unadopted) turns to the north to provide driveway access to two large, detached properties to the north, and access to No.41's own driveway and garage at the end of No.41's garden. The principal elevation faces south.

This application covers the following exterior alterations:

- Ground floor kitchen window enlargement on the east elevation.
- Ground floor porch addition on the east elevation for coat and boot storage.
- First floor replacement dormer on the rear (north) elevation, with one full-width dormer replacing two original smaller dormers. The new dormer will greatly improve the bedroom spaces, by almost completely removing the sloped skellings in the two rear facing bedrooms.



Existing aerial View of 41 College Lane



Existing front (left) and rear (right) views of 41 College Lane

3.0 Planning Context:

- Green Belt: No
- Conservation Area: No
- Listed Building: No
- Tree Preservation Order: No

4.0 Planning History:

A small 9m² single-storey, ground floor rear extension was added to the house in the 1980's. A planning reference can't be found for this addition in the Mid-Sussex planning website.

A Lawful Development Certificate application was submitted to Mid-Sussex in January 2026 (DM/26/0068) for:

“Demolition of 2no existing first-floor rear (north) elevation dormers, to be replaced with a new, full width dormer. A new 3m² porch will be added at ground floor on the east elevation.”

This application was very similar to the one now being submitted. It was refused on 26 February, as:

“Submitted plans show that the proposal includes metal cladding to the face of the dormer. Condition B.2 (a) of Class B requires that materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. As the existing property does not have metal cladding as an existing external material, the proposal is not considered to comply with this condition.”

This design scheme presented in this application has removed the metal cladding.

5.0 Permitted Development Statement:

The proposed full-width dormer complies with Class B of the Permitted Development Rights for Householders guidance:

- The height of the new dormer will be lower than the highest part of the existing ridge line (B.1.b)
- The dormer is on the rear elevation, and it does not extend beyond the plane of the roof forming the principal elevation fronting the highway (B.1.c)
- The increase in cubic content after construction of the new dormer will be less than 50m³ (B.1.d)
*The existing dormers are original. Each existing dormer is 6.96m³. Removal of two dormers therefore reduces the original roof volume by 13.92m³.
The proposed wider dormer has a volume of 19.18m³.
The resulting increase in cubic content is therefore +5.26m³.*
- No verandah, balcony or roof terrace is proposed (B.1.e)
- The site is not on Article 2(3) land (B.1.f)
- The materials proposed will be of similar appearance to those of the existing dwelling (B.2.a)
- No new windows are proposed on the side elevations (B.2.c)

The proposed porch complies with Class D of the Permitted Development Rights for Householders guidance for porches:

- The porch footprint, measured externally, will be less than 3m² (D.1.b)
- The eaves will be no higher than 3m over ground level (D.1.c)
- No part of the structure will be within 2 metres of any boundary of the curtilage with a highway (D.1.d)

6.0 Drawings Submitted with this Application:

Drawing Name	Document No.	Rev. No.
Existing Site Location Plan & Proposed Block Plan	P175-20(90)M-101	A
Ground Floor, First Floor & Roof – Existing Plan with Demolitions	P175-20(20)0-201	A
Ground Floor, First Floor & Roof – Proposed	P175-20(20)0-501	B
Cross Section & Elevations – Existing with Demolitions	P175-20(25)M-201	A
Cross Section & Elevations – Proposed	P175-20(25)M-501	B