



235 Chanctonbury Road, RH15 9HG

Planning statement

August 2026

1. Introduction:

This Planning Statement has been prepared by Resi on behalf of the client to support the submission of a Householder planning application at 235 Chanctonbury Road, RH15 9HG after a previous Lawful Development Certificate was refused.

The applicant previously submitted a planning application ([DM/26/0468](#)) to the Mid Sussex District Council (the “LPA”), seeking permission for:

Proposed loft dormer and associated alterations

The application was registered by the LPA and made valid on 25/02/2026, with a target decision date of 17/04/2026. The LPA considered the application and refused planning permission on 27/05/2025 for the following reason.

1. By reason of a restrictive planning condition imposed under planning permission D/54/144, the proposed development is not found to constitute permitted development as the development would be visible from adjoining roads and paths used by the public.

This decision was taken on the basis of the application documents, which were submitted to support the planning application. This included the Application Form, Site Location Plan, Existing and Proposed Block Plans, Existing and Proposed Drawings, and Resi Site Photograph Report.

This planning statement has been prepared to accompany a resubmission of the application under a Householder application and sets out a full written statement of the applicant's case for why this proposal should be allowed and planning permission granted.

2. The Proposal:

Description of the Householder application:

Proposed loft dormer and associated alterations

The Development would see a Loft Dormer extension introduced to the rear of the site at roof level.

The proposed extension would have a depth of 3.06m, width of 7.9m, and a flat roof height of 2.42m. It is set up from the eaves by 0.56m and has a volume of 47.3sqm.

The proposal has been designed to comply with the relevant Permitted Development criteria, and would fall within Permitted Development were such rights in place

The extension will be constructed from materials to match the existing property including tile clad dormer walls to match the existing roof tiles, uPVC windows to the rear with rooflights to the front, and all other rain water goods to match existing.

3. The Site:

The site is the building and land at 235 Chanctonbury Road, RH15 9HG, a building in lawful use as a single family dwelling house (Class C3).

The existing building on site is a semi-detached 1 storey residential property constructed in around 1950 and built in brick, with garden on 3 sides.

The site is a corner plot, bounded by Nightingale Lane and Chanctonbury Road. The application site is not within a designated area although an Article 3 is attached to the property. The Article 3 reads as follows;

'The provisions of Article 3(1) of the Town and Country Planning General Development Order 1950, and of the First Schedule thereto shall not apply to the land the subject of this approval, except in regard to works of maintenance and development permission must be obtained before the carrying out of any development not hereby specifically approved and which would result in a building structure or works visible from any road (or paths) used by the public.'

The Article 3 removes permitted development rights from works which can be seen from a public highway.

4. The Surroundings:

The context around the site is characterised by post-war residential properties, which consists of both bungalows and 2 storey detached housing. A number of the bungalows have already been developed to two storey dwellings, either by converting the loft space or by incorporating a dormer extension to the roof.

To the northwest of the site, there are further residential properties as well as retail facilities. There are green amenity spaces provided throughout Burgess Hill.

Beyond the residential properties, there is open farmland forming a greenbelt around Burgess Hill.

A location plan identifying the site and situating it within the wider context is included in the planning documents.

5. Planning History:

There are several examples of similar proposals which have been approved in the last few years. These also show hip to gables with full width dormers.

Ref: DM/24/1622

Location: 185 Chanctonbury Road Burgess Hill West Sussex RH15 9HF

Description: Retrospective loft conversion with hip to gable.

Date: Nov 2024

Ref: DM/23/0488

Location: 178 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Description: New hip to gable enlargement and rear dormer loft conversion

Date: Apr 2023

Ref: DM/22/1805

Location: 215 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Proposed hip-to-gable roof extension with flat roof rear dormer, new Velux roof windows in front roof slope, and proposed single storey flat roof rear extension.

Date: Jul 2022

Ref: DM/18/3736

Location: 238 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Rear and side single storey extension and loft conversion. Hip end roof to gable end construction.

Date: October 2018

Ref:11/02810/LDC

Location: 209 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Formation of new gable end construction and rear flat roofed dormer unit in connection with conversion of existing bungalow roof space. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Date: Oct 2011

Ref: 10/00373/LDC

Location: 219 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Proposed rear dormer and gable end in connection with a loft conversion. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Date: Mar 2010

6. Neighbouring Impact:

The proposal does not increase the footprint of the property and would not introduce any additional elements at ground floor level. There would be no overbearing or overshadowing to the immediate next door neighbour.

The rear neighbours are some distance from the property due to both having generous rear gardens. There would be minimal overlooking or privacy concerns.

There is no neighbouring impact of the proposal.

7. Planning Considerations:

This planning statement is submitted to support the submission of the household application for a rear dormer at 235 Chanctonbury Road.

The Applicant argues that planning permission should be granted for the Development, on the following grounds.

1. The proposed development is appropriately designed and sited, and of a scale, bulk, and massing that would not be overbearing to neighbouring properties and, as such, complies with Local Plan policies DP26, DP27, and with the SPD.
2. The proposed development would not significantly impact on the character and appearance of the host dwelling and thus would not have a detrimental impact upon the area. The proposal is in line with other dormers in the area including 219, 215, 209 Chanctonbury Road. Therefore, it matches the vernacular of the area and is not contrary to the policies laid out in the Mid Sussex Design Guide SPD.
3. The proposal also aligns with the wider objectives of national planning policy, which seeks to support sustainable communities through the efficient use and adaptation of existing housing stock. Enabling families to remain within their established communities by sensitively extending existing homes represents a more sustainable approach than requiring relocation where suitable adaptations can be achieved without causing planning harm. It is also highlighted in the NPPF that upwards extensions are to be supported (11. Making effective use of land) and that LPA's should *support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can*

maintain safe access and egress for occupiers which this proposals aligns with.

The article 3 applies to all properties with an uneven house number, however, when one reviews other properties in the area there are examples of permitted development dormers being approved on properties which are both visible from the highway and with an uneven number, such as 219 Chantonbury Road, which was approved under **10/00373/LDC** in February 2010.

This implies that the article 3 is not being routinely considered in applications. As well as the article 3 is not being routinely applied to all applications, there are properties with successful permitted development applications, and a further number of unauthorised dormers.

There are also examples of similar proposals which have been approved under Householder applications such as 215 Chantonbury Road DM/22/1805, which was approved in June 2022 and is an identical scheme to the one put forward for 235.

While not a bungalow, 191 Chantonbury was approved for a hip to gable and dormer under a Householder application - 14/02950/FUL, demonstrating that applications combining a hip to gable, alongside a full-width dormer, are supported by Mid Sussex under Householder applications.

As well as the examples noted above in the planning history section, there are a number of dormers present along Chantonbury Road, all of which are box dormers in a variety of materials. These are usually accompanied by hip-to-gable conversions.

Whilst the application property occupies a corner plot, the surrounding street scene is already characterised by a wide variety of roof alterations, including hip-to-gable extensions and rear dormers, many of which are clearly visible from the public highway. The proposal would therefore sit comfortably within the established pattern of development and would not appear isolated or visually intrusive within its context. It is further noted that 238 Chanctonbury, which is a similar corner plot, was approved in 2018 for a hip-to-gable conversion and smaller turret dormer, however, a large box dormer is present on site.

8. Conclusion:

In summary, our proposal is one that will improve our clients existing home, allowing optimal use of this residential property to preserve the character and appearance of the property. It will allow a growing family to stay in their home and remain a part of their community. The applicants have recently welcomed their first child and are seeking to adapt their existing home to meet their family's changing needs. Both applicants work from home on a regular basis, meaning the existing two-bedroom bungalow no longer provides suitable long-term accommodation. The proposed loft conversion would provide appropriate family accommodation, including bedrooms and larger bathroom on the same floor for parents and child, allowing the family to remain within Burgess Hill rather than needing to relocate elsewhere in order to obtain a larger property.

The applicants have established strong ties to Burgess Hill and wish to remain part of the local community as their family grows. They have built positive relationships with their immediate neighbours, all of whom have expressed support for the proposal. The intention of this application is to enable the family to remain in their existing home and community rather than needing to relocate elsewhere to secure suitable accommodation.

The applicants have had preliminary discussions with an established Burgess Hill contractor who has successfully completed similar projects within the surrounding area. This further demonstrates the applicants' commitment to investing in their existing property, as well as remaining and investing within the local community over the long term. This aligns with the 'Building a strong, competitive economy' policy outlined in the NPPF where it is noted that 'significant weight should be placed on the need to support economic growth and productivity'.

The proposed changes would complement the existing building and respect the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape or neighbours negatively.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In the interests of working collaboratively and proactively with the LPA, if you have any queries in relation to the content of our proposal, please do not hesitate to contact us.

Appendix:

Ref: DM/24/1622

Location: 185 Chanctonbury Road Burgess Hill West Sussex RH15 9HF

Description: Retrospective loft conversion with hip to gable.

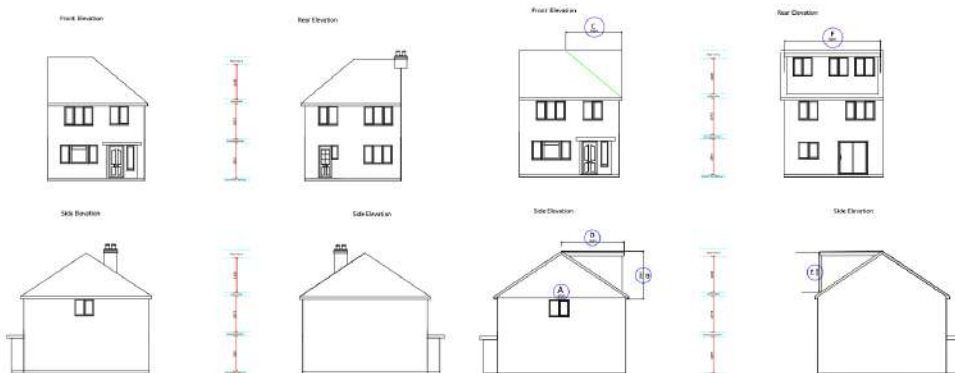


Existing and Proposed Elevations for 185 Chanctonbury Road

Ref: DM/23/0488

Location: 178 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Description: New hip to gable enlargement and rear dormer loft conversion



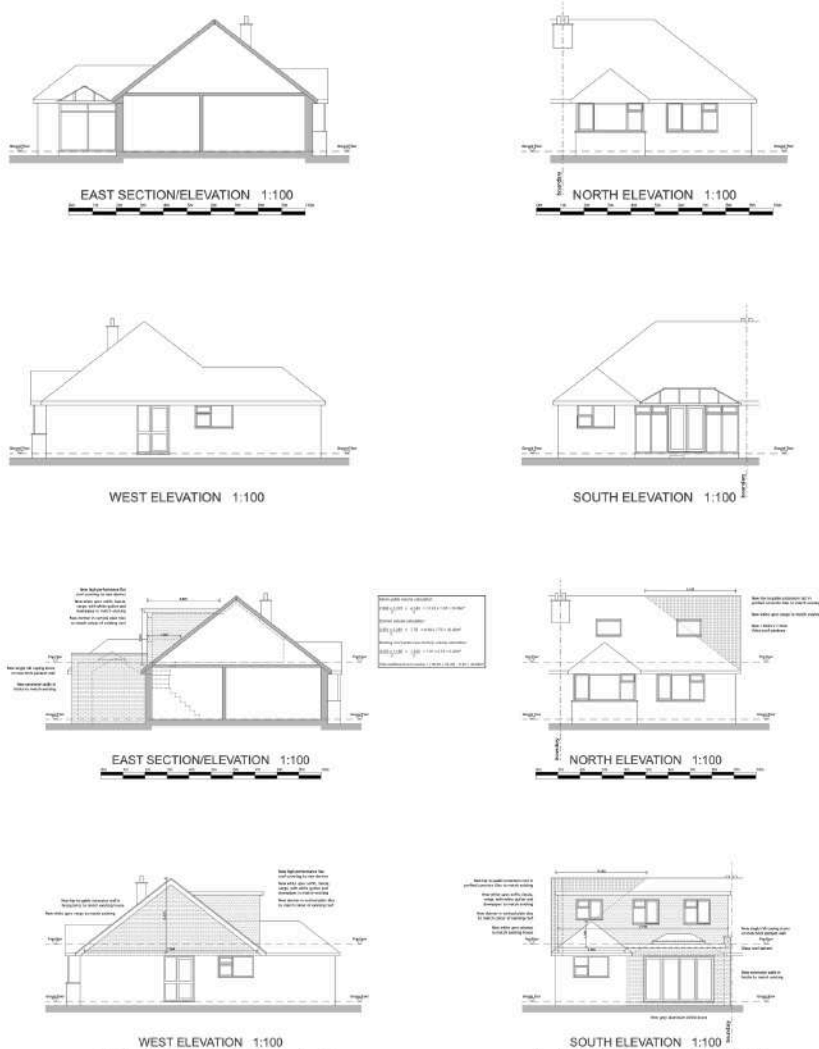
Existing and Proposed Elevations for 178 Chanctonbury Road

Ref: DM/22/1805

Location: 215 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Proposed hip-to-gable roof extension with flat roof rear dormer, new Velux roof windows in front roof slope, and proposed single storey flat roof rear extension.

Date: Jul 2022

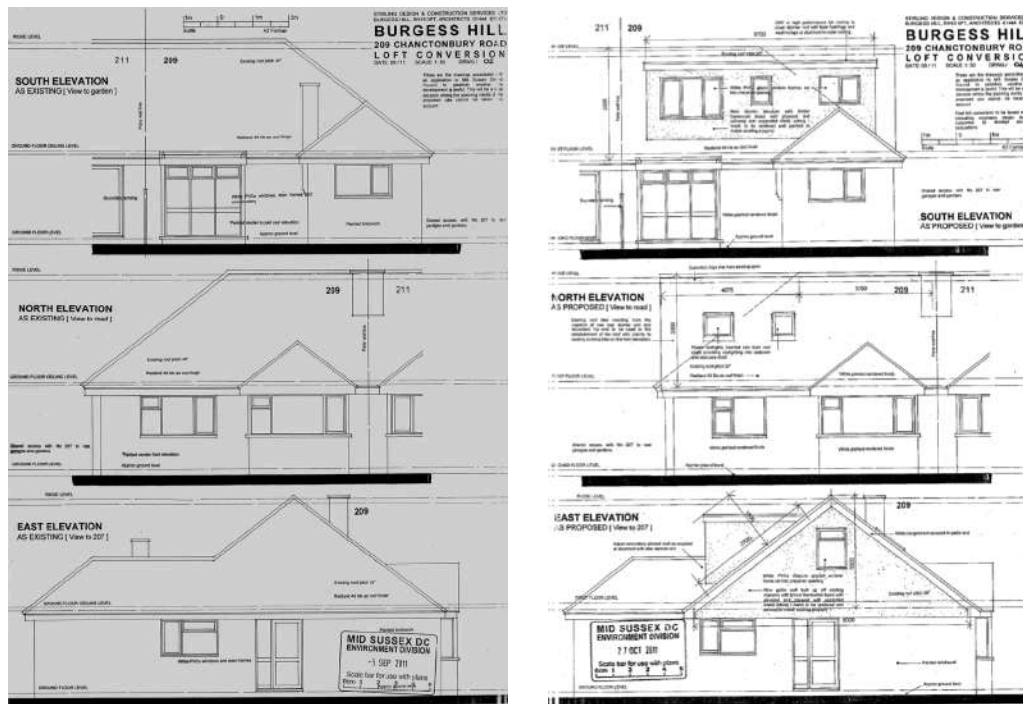


Existing and Proposed Elevations for 215 Chanctonbury Road

Ref:11/02810/LDC

Location: 209 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Formation of new gable end construction and rear flat roofed dormer unit in connection with conversion of existing bungalow roof space. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.

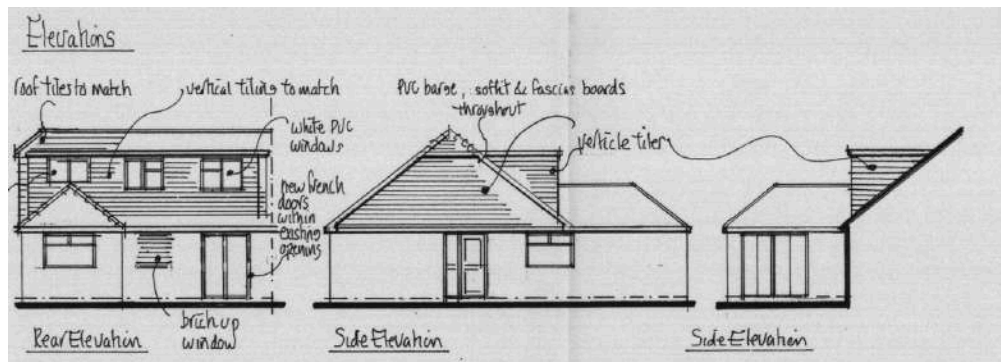
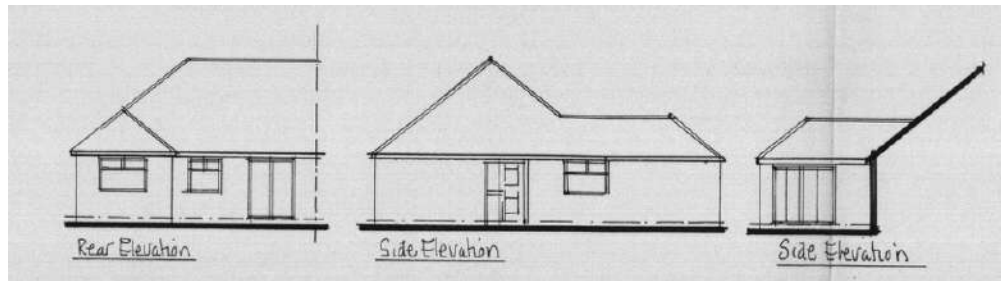


Existing and Proposed Elevations for 209 Chanctonbury Road

Ref: 10/00373/LDC

Location: 219 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Proposed rear dormer and gable end in connection with a loft conversion. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.



Existing and Proposed Elevations for 219 Chanctonbury Road

Ref: DM/18/3736

Location: 238 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Description: Rear and side single storey extension and loft conversion. Hip end roof to gable end construction.



Existing and Proposed Elevations for 238 Chanctonbury Road



Google maps snips to show 238 Chantonbury Road in more detail



Google maps snips to show the variety of dormers along Chantonbury Road