

PLANNING APPLICATION

5 ORCHARD ROAD

BURGESS HILL

RH15 9PG

FIRST FLOOR REAR EXTENSION following Pre-application advice –HAH9044-0565-6438-4382 dated 5th October 2025

5 ORCHARD ROAD is a mid-terrace 2 bedroom property that has been extended to the rear with a cat slide roof and Velux windows.

It is proposed to extend the first floor to the rear to sit above the ground floor extension with a pitched roof and set in to comply with the 45 degree rule of thumb approach outlined by the BRE guidance. The 45degree rule is only applicable to no 7 Orchard Road as the window to no 3 is a bathroom window

As stated in the pre-app there are many such first floor rear extensions many with flat roofs but it is appreciated that a flat roof extension would not be acceptable and as such a hipped roof has been designed similar to that being constructed at no 1 Orchard Road.

The extension will improve the size of bedroom and provide a more practical layout. The staircase internally will also be relocated to improve the ground floor

Parking is provided at the front off road and a garage is located at the rear accessed from a separate track.

The application has considered in all respects that of the pre-application advice