

PLANNING STATEMENT

18 MALTHOUSE LANE, BURGESS HILL, WEST SUSSEX. RH15 9XA.

Planning Statement for:

Proposed single storey rear extension and replacement white upvc door and window to side elevation, at 18 Malthouse Lane in Burgess Hill.

7th July 2026

Document Ref: 2602-027 Planning Statement.pdf
(Permitted Development / Lawful Development Certificate Application)

The existing dwelling is a privately owned single semi-detached two-bedroom bungalow, with a pitched interlocking concrete tiled roof, facing brick masonry cavity walls, white upvc windows and doors.

The proposed single storey rear extension is proposed to be built in materials to match the existing house, namely facing brick masonry cavity walls, white upvc window, and with new dark grey aluminium/upvc bifold doors, a mono-pitch concrete tile apron roof, a high performance felt or membrane flat roof and glass roof lanterns. Also proposed is new white upvc door and side window to replace an existing white upvc window.

The proposed single storey rear extension was removed from planning application DM/26/0863 as it could not be supported by the MSDC Drainage Team. The proposed single storey rear extension is being submitted under this separate Permitted Development / Certificate of Lawful Development application.

The proposed rear extension has been submitted with this separate lawful development certificate application / permitted development application because it meets 'Class A – *The enlargement, improvement or other alteration of a dwelling house*' of the Permitted Development Rights for Householders. The existing dwelling and proposed extension are not on Article 4 land, are not in a conservation area, and are not in the setting of, or adjacent to, a Listed Building.

The proposed extension meets the dimensional requirements of Class A – Extensions, which is to extend no more than 3 metres from the rear wall of the existing house, is no more than 4 metres in overall height, the eaves within 2m of the boundary are not more than 3m high, the eaves are not higher than the eaves on the existing house, and is built in materials of similar appearance to those of the exterior of the existing house.

All the proposed extension works are indicated on the drawings attached to this application.