

Planning Statement

Site Address: 31 Sunte Close, Haywards Heath, RH16 1QT

Proposed development: Loft conversion comprising the alteration of the existing hipped roof and the provision of a rear dormer window (Class B) and the provision of a rooflight to the front roofslope (Class C).

This statement explains that the proposed development as illustrated on the submitted drawings complies with the respective requirements set out in Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015. This relates to development within the curtilage of a dwellinghouse. The proposed works are not restricted by any Article 4 Directions or removal of permitted development rights by way of planning conditions affecting the property.

This statement addresses each type of development in turn against the relevant aspect of the GPDO. For ease of reference, the alterations have been included on the one set of plans although they can be carried out independently of one another and as such can be determined under their relevant Classes.

Class B

Proposed development: Alteration of the existing hipped roof and the provision of a rear dormer window.

This statement explains that the proposed development as illustrated on the submitted drawings complies with the requirements set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. This relates to development within the curtilage of a dwellinghouse.

Permitted Development	Applicant's Response
B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.	The proposal consists of the alteration to the existing hipped roof form and the erection of a rear dormer window which are considered enlargements of the dwellinghouse.
Development not Permitted	Applicant's Response
B.1. Development is not permitted by Class B if – (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (change of use);	The dwellinghouse was not granted by virtue of the listed classes.
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the roof of the existing roof;	The roof additions would not exceed the highest part (ridge line) of the existing roof.
(c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	No part of the roof enlargement would extend beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	The property is a detached dwelling. The roof addition, once complete, would have a volume of 49.3 cubic metres. This is below the maximum 50 cubic metres.
(e) it would consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	The proposal does not include any of the specified items.
(f) the dwellinghouse is on article 2(3) land	The dwellinghouse is not on article 2(3) land.
Conditions B.2 Development is permitted by Class B subject to the following conditions— (a) the 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;	The roof addition will be constructed using materials of a similar appearance to those used on the exterior of the existing dwellinghouse.
(b) the enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension – (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as is practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	The rear dormer will be set up from the edge of the eaves by at least 200mm. The alterations to the hip create a part gabled end.
(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscurely glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	No windows are proposed on a wall or roof slope forming a side elevation.

The proposed roof works are permitted development by reason of complying with the criterion in Class B and therefore is lawful by virtue of Class B of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Class C

Proposed development: The insertion of a rooflight to the front roof slope.

This statement explains that the proposed development as illustrated on the submitted drawings complies with the requirements set out in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015. This relates to development within the curtilage of a dwellinghouse.

For the avoidance of doubt, Class B relates to 'the enlargement of a dwellinghouse consisting of an addition or alteration to its roof'. As the provision of a rooflight to the existing roof pitch does not constitute an enlargement, the provisions of Class B do not apply. The provisions of Class C; 'other alterations to the roof of a dwellinghouse' do apply.

Permitted Development	Applicant's Response
Any other alteration to the roof of a dwellinghouse.	The proposal consists of an alteration to the existing roof of the dwellinghouse by way of the provision of a rooflight to the existing front roof slope. As no enlargement is occurring as a direct result of the rooflight, the development is considered to be an alteration to the roof of the dwellinghouse.
Development not Permitted	Applicant's Response
C.1. Development is not permitted by Class C if – (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (change of use);	The dwellinghouse was not granted by virtue of the listed classes.
(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	The proposed rooflight will not protrude beyond the plane of the roof by more than 150mm.
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	The proposed alteration would not exceed the highest part of the original.
(d) it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	The proposal does not include the installation, alteration or replacement of any of the specified items.

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	
C.2. Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be —	
(a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	The proposed rooflight is not located on a roof slope forming a side elevation. As such, there is no requirement for the opening to be obscurely glazed or non-opening.

The proposed addition of a rooflight to the front roofslope is permitted development by reason of complying with the criterion in Class C and therefore is lawful by virtue of Class C of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015.