

Lawful development: Proposed use

For the internal and elevational alteration, the erection of a rear dormer and the installation of three rooflights to the front roof plane to the property 7 Beech Hurst Close, Haywards Heath

Planning Statement



Front Elevation



Rear Elevation

Site:

The site is the detached residential two storey dwelling house located at 7 Beech Hurst Close, Haywards Heath, RH16 4AE.

Proposal:

The proposed scheme consists of the internal alterations at the ground floor level, reinstating the garage, elevational alterations. Moreover, the loft will be converted by constructing a rear dormer and installing three rooflight to provide additional habitable area.

Planning statement:

It is residential detached dwelling house.

The proposed loft conversion is designed based on the permitted development requirements and therefore it is lawful because:

- the proposed additional volume does not exceed the 50m³ volume allowance, it is 38.47m³
- the proposed roof lights at the front roof do not protrude more than 150mm from the roof plane
- the materials that will be used for this conversion will match the existing
- the proposed rear dormer has more than 200mm distance from the eaves of the original roof.
- no part of the roof extension will be higher than the highest part of the existing roof.

VOLUME CALCULATIONS:

$$\text{REAR DORMER} = (3.03\text{m} \times 2.67\text{m} \times 9.51\text{m}) / 2 = 38.47\text{m}^3 \quad 38.47\text{m}^3 < 50\text{m}^3$$

Therefore P.D. as Detached Property with a volume allowance of 50m³