

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1143	Case Officer:	Stefan Galyas
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Proposed single storey rear extension		
Site:	18 Wykeham Way, Burgess Hill, West Sussex, RH15 0HF, , , ,		
Validation Date	2 May 2025	Overall Expiry Date:	28 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Jun 2025
Target Date:	27 Jun 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	23 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1143

18 Wykeham Way, Burgess Hill, West Sussex, RH15 0HF, , ,
Proposed single storey rear extension
Mr John Dasey

REPRESENTATIONS

None received

TOWN/ PARISH COUNCIL OBSERVATIONS

Town Council: The committee of the 2nd June noted this was a legal decision to be made by the Mid Sussex Planning Officers

INTRODUCTION

This application seeks a lawful development certificate for a single storey rear extension.

RELEVANT PLANNING HISTORY

DM/24/2798 - Proposed first floor extension over existing garage/ carport. Infill carport and add open porch and add open porch to the front. Permission 15.01.2025.

SITE AND SURROUNDINGS

The Certificate of Lawfulness relates to 18 Wykeham Way, a detached two storey dwelling set back from the highway to the east by a private access shared driveway with number 20. The existing dwelling features a pitched roof with a single storey, flat roofed wing containing a car port and garage. The property is set within a generous plot size with ample garden amenity space stretching out to the west. In terms of external materials, the existing dwelling is composed of brick walls and tile hanging detailing, a tiled roof and GRP flat roof and white uPVC windows and doors. With regard to policy constraints, the site is located within the Burgess Hill built up area.

APPLICATION DETAILS

The application includes a single storey rear extension which would measure at 3.4m in length, 7.3m wide and 2.9m high. The proposal would be composed of external and facing materials which would be of a similar appearance to the existing dwelling.

LEGAL FRAMEWORK

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 1, Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted Development

The proposed side elevation windows would be assessed under Class A which states:

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;]
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse;
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (k) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse or
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Where development meets the above criteria, a number of conditions must also be adhered to in order to be considered permitted development:

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-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; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact. The property is not located on Article 2(3) land.

The total area of ground covered by the extension would not exceed 50% of the total area of the curtilage when measured from the original dwellinghouse's footprint and would therefore comply with A.1(a). The proposed extension would have an eaves height of 2.9m and would therefore comply with A.1(i). The proposed extension would not project beyond 4m when measured from the rear wall of the original dwellinghouse and would therefore comply with A.1(f, i). Moreover, the proposed extension would not exceed 4m in maximum height and therefore would comply with A.1(f, ii). In terms of external materials, the proposal would utilise materials of a similar appearance to the existing dwelling and would therefore comply with A.3(a).

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Stefan Galyas