

Planning Statement

138 Western Road

March 2026 Rev 00

1. Introduction

This Planning Statement has been prepared in support of a **Permitted Development application** for works at 138 Western Road, Haywards Heath.

The proposed works comprise:

- A **loft conversion** within the existing roof space
- **Replacement roof** to the existing side extension
- **Replacement glazing and windows** to the dwelling
- **Replacement roof and glazing** to the existing conservatory

The proposals are intended to improve the functionality, energy performance and long-term usability of the dwelling while maintaining the character of the existing property and surrounding residential area.

2. Site and Surroundings

The application property comprises an existing residential dwelling located on Western Road within an established residential area of Haywards Heath.

The surrounding area is characterised by a mix of detached and semi-detached residential properties of varying architectural styles and periods. Many neighbouring properties have been subject to alterations and extensions, including loft conversions and rear extensions, reflecting the ongoing adaptation of properties to meet modern living requirements.

The site benefits from a private rear garden and is typical in scale and form of surrounding residential plots.

3. Proposed Development

The proposals consist of several domestic alterations designed to enhance the accommodation provided by the existing dwelling.

Loft Conversion

The loft conversion will utilise the existing roof space to provide additional accommodation. The works will include the installation of rooflights and associated internal alterations.

Replacement Roof to Existing Side Extension

The roof to the existing side extension will be replaced to improve its performance and appearance.

Replacement Windows and Glazing

Existing windows and glazing throughout the property will be replaced with modern units to improve thermal performance and visual appearance.

Conservatory Roof Replacement

The existing conservatory roof will be replaced together with upgraded glazing to improve usability and energy efficiency.

4. Permitted Development

The rear extension is considered to fall within the parameters of **Class A – Enlargement, improvement or alteration of a dwellinghouse**.

The loft conversion is considered to fall within the provisions of **Class B – Additions etc. to the roof of a dwellinghouse**.

Replacement windows, glazing and roof alterations are considered to fall within **Class A – alterations to a dwellinghouse**.

The proposals therefore represent works that are considered to constitute **Permitted Development**.

5. Design Considerations

The design approach has sought to ensure that the proposed alterations remain subservient to the existing dwelling and integrate appropriately with the surrounding built environment.

Materials will be selected to complement the existing property and maintain the character of the dwelling. The scale of the rear extension and roof alterations has been carefully considered to ensure that the proposals remain proportionate to the host building.

The replacement of windows and glazing will enhance the overall appearance of the property while improving energy efficiency.

6. Residential Amenity

The proposed works have been designed to minimise any potential impacts on neighbouring properties.

The rear extension will remain single storey in height and will not result in significant loss of light or outlook to neighbouring properties. The loft conversion will utilise the existing roof space and rooflights, avoiding significant overlooking or loss of privacy.

Overall, the proposals are considered to have no adverse impact on neighbouring amenity.

7. Conclusion

The proposed development represents a modest and appropriate enhancement to the existing dwelling at 138 Western Road. The works will improve the quality, functionality and energy performance of the property while maintaining the character of the existing building and surrounding residential area.

The proposals have been designed to comply with the relevant provisions of the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** and are therefore considered to constitute **Permitted Development**.

End