



RB Design

**Corner Cottage, The Limes, Felbridge, East
Grinstead, RH19 2QY PHONE 01342 523
766**

MOB 07988 998 928

email info@rossbowditchdesign.co.uk

PLANNING STATEMENT IN SUPPORT OF A LAWFUL DEVELOPMENT: PROPOSED USE FOR A LOFT CONVERSION INTO HABITABLE SPACE, HIP TO GABLE ROOF EXTENSION, REAR DORMER AND FRONT ROOFLIGHTS AT 13 MILL CLOSE, EAST GRINSTEAD, RH19 4DE

This application seeks a Certificate of Lawfulness for a proposed development that falls within the limits of Permitted Development rights as defined under Class B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Description of Works:

- Conversion of existing loft space into a habitable room
- Hip to gable roof extension to enlarge usable loft space
- Construction of a rear dormer with appropriate setbacks from the eaves and ridge
- Installation of rooflights on the front roofslope

Compliance with Permitted Development Criteria:

- The total volume of additional roof space created will be 39.87m³ and therefore will not exceed 50 m³

- The dormer will be set back with 365mm, which is more than the minimum requirement of at least 200mm from the original eaves
- No part of the extension will exceed the height of the existing ridge
- The materials used will be similar in appearance to the existing dwelling
- The front rooflights will not project more than 150mm from the roof plane
- No side-facing windows are proposed

Conclusion:

The proposed works are modest in scale and comply fully with the limitations and conditions of Permitted Development. The alterations are intended to enhance the property's functionality and provide additional living space without impacting the character or appearance of the surrounding area.