

PLANNING STATEMENT

85 Grand Avenue, Hassocks

The property is a semi-detached house with a hipped roof. It is proposed to extend the roof with a gable-end & rear dormer, along with Velux windows to the front roof slope. This would create sufficient space for a master bedroom with en-suite plus a home-office.

Grand Avenue has many such pairs of semi's, a number of which have very similar loft conversions.

In calculating the volume of the proposed conversion at number 85 – with the dormer almost the full width of the property the external volume for the gable and dormer comes to around 54 cubic metres. It is possible to reduce the width of the dormer to bring the volume under 50 cubic metres and thus utilise the Permitted Development allowance (having satisfied the other requirements in Class B of the GPDO). However the applicant wishes to maximise the internal space created and have the dormer full-width.

Of the existing similar loft conversions in the road, quite a number have been built with the gable-end and maximum width dormer.

Investigation of the planning history on the Council's website shows applications for some of these existing conversions and not others. Some have planning permission, some have a Certificate of Lawful Development and some have no planning history showing at all.

Note that number 44 was granted planning permission in 2022 for an identical conversion with full-width dormer, reference DM/22/2625.

Aside from the volume aspect, the other requirements for Permitted Development in Class B of the GPDO have been adhered to in general:-

- ❑ The proposal does not exceed the existing ridge height.
- ❑ The proposal does not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- ❑ The proposal does not include a veranda, balcony or platform.
- ❑ The property is not on Article 2(3) land.
- ❑ The external materials used will be of similar appearance to the existing, i.e. tile hung gable-end and dormer walls and white UPVC windows.
- ❑ The proposed dormer is to be inset from the eaves, so far as practicable, by a minimum of 20cm.

In addition:-

The Velux windows to the front roof slope are to be installed according to Class C of the GPDO, in that they will not protrude more than 15cm beyond the surface of the roof tiles.