

PLANNING STATEMENT

Site Address:

33 Southlands East Grinstead RH19 4DB

Proposal:

Loft conversion including rear dormer, rooflights, and internal alterations.

1. Introduction

This planning statement has been prepared in support of a Permitted Development Application for a loft conversion at the above property. The proposal seeks to create additional habitable space within the existing roof structure to meet the growing needs of the household.

2. Site Description

The property is a detached residential dwelling located within a predominantly residential area. The surrounding properties are of similar scale and character, with a number of nearby properties having undertaken similar loft conversions.

3. Proposed Development

The proposed works include:

Conversion of the existing loft space into a habitable room

Construction of a rear dormer extension

Installation of rooflights to the front and rear elevations

Internal alterations including staircase access

The design has been kept in scale with the host dwelling and uses materials that match or closely resemble the existing property.

4. Design and Appearance

The proposal has been designed to be sympathetic to the existing building and surrounding area:

The rear dormer will be set below the ridge line and inset from the eaves

Materials will match the existing roof and walls where possible

Front and rear rooflights will be flush-fitting to minimise visual impact

As the dormer is located to the rear, it will have limited visibility from the public realm.

5. Impact on Neighbouring Amenity

The proposed development has been carefully designed to minimise impact on neighbouring properties:

No significant loss of light or overshadowing is expected

No overlooking beyond typical expectations for residential properties

The dormer is positioned to avoid undue visual intrusion

Overall, the proposal is considered to have no adverse impact on neighbouring amenity.

6. Planning Policy

The proposal complies with relevant local and national planning policies, including:

Respecting the character and appearance of the area

Protecting residential amenity

Making efficient use of existing housing stock

Loft conversions are a common and accepted form of development within residential areas.

7. Conclusion

The proposed loft conversion is a modest and well-designed development that:

Enhances the functionality of the existing dwelling

Preserves the character of the property and surrounding area

Has no significant impact on neighbouring amenity

The application is therefore considered to be in accordance with planning policy and should be approved.