

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0199	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Proposed front porch extension		
Site:	15 Silverdale, Hassocks, West Sussex, BN6 8RD, , , ,		
Validation Date	27 Jan 2026	Overall Expiry Date:	20 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Mar 2026
Target Date:	24 Mar 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	16 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0199

**15 Silverdale, Hassocks, West Sussex, BN6 8RD, , ,
Proposed front porch extension
Mr And Mrs Sawtell**

PARISH COUNCIL OBSERVATIONS

Noted.

REPRESENTATIONS

None received.

INTRODUCTION

This is an application for a Lawful Development Certificate to establish whether the proposed development, consisting of the construction of a new porch would constitute permitted development.

RECENT PLANNING HISTORY

KY/011/83- Garage extension. Permission.

01/01799/FUL- Second storey extension over existing garage. Permission.

DM/25/2482- Proposed single storey rear extension, proposed single storey front porch extension, existing kitchen front window alteration, larger first floor ensuite rear window, and new sunpipe domes to existing rear roof slope. Permission.

SITE AND SURROUNDINGS

15 Silverdale is a semi-detached two-storey dwelling. The property is constructed of red brick, with white upvc windows and a plain tile roof. The property is characterised by casement windows, and a columned and pedimented entrance porch, forming part of a consistent design along the eastern side of the road. The dwellinghouse benefits from a second storey extension of a garage, a rear extension and off-street parking to the front of the property which accommodates approximately two cars. The property occupies a prominent position on a corner plot, facing onto the junction with The Crescent.

The property lies within the immediate setting of the Keymer and Hassocks Conservation Area. Neighbouring properties are located to the east and south. Highway is located to the west and north.

APPLICATION DETAILS

Submitted plans show that the porch would measure some 2.2 metres in width and some 1.3 metres in depth. This would have a pitched roof with a maximum height of some 2.9 metres and a height to the eaves of some 2.5 metres.

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 D, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D 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) the ground area (measured externally) of the structure would exceed 3 square metres;
- (c) any part of the structure would be more than 3 metres above ground level;...
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

ASSESSMENT

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

The proposed porch would not measure more than 3 square metres and would not exceed 3 metres above ground level. The porch would not be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class D, Part 1, 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: Catherine Cardin