

PLANNING STATEMENT

In Support of Application for a Certificate of Lawfulness for Proposed Loft Conversion and Rear Extension

Site Address: 7 Whites Close, Hurstpierpoint, Hassocks, West Sussex

Agent: Shear Architectural Design Ltd

Date: 10/11/2025

1. Introduction

This statement has been prepared to support a Certificate of Lawfulness for the proposed loft conversion and single-storey rear extension at the above property. The works are shown on drawing PL3 Rev A (Proposed Plans and Elevations) and are to be assessed against permitted development rights granted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Planning permission was previously granted for a different scheme (reference: DM/25/0175) which included a garage conversion, loft conversion and internal alterations. However, the homeowner has chosen not to proceed with the approved version of the project and instead intends to carry out a revised scheme that falls within Permitted Development rights.

2. Site and Property Description

The property is a two-storey detached dwelling located within an established residential estate. The site is not listed, in a Conservation Area, within the South Downs National Park, nor subject to an Article 4 Direction. Therefore, the property retains full household Permitted Development rights.

3. Proposed Development

The proposal consists of a rear dormer loft conversion with roof lights to the front roof slope, and a single-storey rear extension. Materials will match the existing dwelling.

4. Compliance with Permitted Development – Loft Enlargement (Class B)

- Dormer volume approximately 38.81m³ (below the 50m³ allowance)
- Dormer set below ridge and set back ≥ 20 cm from existing eaves
- Materials similar to the existing dwelling
- No side-facing windows below 1.7m unless obscure glazed

Therefore, the loft conversion complies with Class B of the GPDO.

5. Compliance with Permitted Development – Rear Extension (Class A)

Extension projects less than 3m from the rear wall • Eaves height does not exceed 3m • Height does not exceed 4m • No more than 50% of the original curtilage is covered Therefore, the rear extension complies with Class A of the GPDO.

Conclusion

The proposed loft conversion and rear extension, as shown on PL3 Rev A, comply fully with the GPDO (2015, as amended). The Local Planning Authority is therefore respectfully requested to grant a Certificate of Lawfulness for the Proposed Development.

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