

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1770	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Proposed loft conversion		
Site:	17 Buckeridge Way, Haywards Heath, West Sussex, RH16 4XQ, , , ,		
Validation Date	20 Jul 2026	Overall Expiry Date:	17 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Sep 2026
Target Date:	14 Sep 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	4 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1770

**17 Buckeridge Way, Haywards Heath, West Sussex, RH16 4XQ, , ,
Proposed loft conversion
Mr And Mrs Catt**

PARISH COUNCIL OBSERVATIONS

ASPC have no comment to make on this application.

REPRESENTATIONS

None received.

INTRODUCTION

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

RECENT PLANNING HISTORY

DM/16/1312- Outline Application for residential development comprising 134 dwellings with associated garaging, car parking, open space, landscaping and access roads (phase 2 to permission ref:12/00535/OUT for phase 1). Permission.

DM/16/2180- Reserved Matters application for the approval of the appearance, landscaping, layout and scale of the proposed development of 134 dwellings and associated works on the land at Rocky Lane following outline application DM/16/1312. Permission.

DM/18/3472- Reserved Matters Application for the approval of the appearance and landscaping, relating to Outline Planning Application DM/16/1312. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by red brick, white uPVC fenestration and a plain tile roof.

The property lies within a modern housing development and within the built-up area boundary of Haywards Heath. Neighbouring properties are located to the east and west. The public highway lies to the south, whilst a footpath lies to the north.

APPLICATION DETAILS

The proposed loft conversion would compromise the installation of a Velux Cabrio balcony, two rooflights to the front elevation and two rooflights to the rear elevation. All external materials would be similar in appearance to the existing dwelling.

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

Class C - other alterations to the roof of a dwellinghouse

Permitted Development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C 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 alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; ...
- (d) it would consist of or include—
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; or
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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 proposal would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when closed. The proposal would not result in the highest part of the alteration being higher than the highest part of the original roof. The proposal would not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

The exterior materials of the proposed works would be similar in appearance to the materials of the exterior of the existing dwellinghouse.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class C of 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