

SUPPORTING PLANNING STATEMENT

Site: 33 The Oaks, Burgess Hill, West Sussex, RH15 9XP

Proposal: Section 192 Application for a Certificate of Lawfulness for a proposed single-storey rear extension following the removal of an existing extension/conservatory, and the construction of an additional small, set-back rear extension.

1. Introduction

This statement supports an application for a Lawful Development Certificate (Proposed Use) at the application site. The project involves the demolition and removal of an existing rear extension/conservatory, its replacement with a modern single-storey rear extension, and the construction of an adjacent, small, set-back rear extension.

2. Planning Assessment

The proposed development represents Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Compliance is demonstrated against the statutory criteria below:

- **Permitted Development Rights:** The property is a detached dwellinghouse with its full Permitted Development rights intact.
- **Demolition and Replacement:** The complete removal of the existing rear conservatory/extension will precede construction. The footprint and depth of both the main replacement and the smaller set-back extension are measured from the original rear wall of the house to ensure total statutory compliance.
- **Combined Footprint (A.1(a)):** Following the works, the total area of ground covered by buildings within the curtilage will not exceed 50% of the total area of the original curtilage (excluding the ground area of the original dwellinghouse).
- **Height Restrictions (A.1(c)):** The total height of both single-storey rear elements will not exceed 4 metres above the highest adjacent ground level.

- Eaves Height (A.1(i)): The height of the eaves on both elements will not exceed 3 metres above ground level where they sit within 2 metres of a boundary.
- Roof Ridge (A.1(b)): No part of either extension will exceed the height of the highest part of the roof of the existing dwellinghouse.
- Exclusions (A.1(k)): The proposal does not include the construction of any veranda, balcony, raised platform, microwave antenna, chimney, flue, or soil and vent pipe.
- Materials (A.3(a)): All exterior finishes and materials for both extension elements will be of a similar appearance to those used on the existing dwellinghouse.

3. Conclusion

The combined elements of the proposed single-storey rear extensions fully satisfy all technical criteria set out in Class A, Part 1, Schedule 2 of the GPDO. Accordingly, it is respectfully requested that Mid Sussex District Council grant a Lawful Development Certificate for the proposed works.