

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2534	Case Officer:	Deborah Lynn
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Roof conversion with rear facing hip to gable roof and side dormers to both sides and front rooflights .		
Site:	7 Downs View Road, Hassocks, West Sussex, BN6 8HJ, , , ,		
Validation Date	7 Oct 2025	Overall Expiry Date:	30 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Nov 2025
Target Date:	2 Dec 2025	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	6 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2534

**7 Downs View Road, Hassocks, West Sussex, BN6 8HJ, , ,
Roof conversion with rear facing hip to gable roof and side dormers to both sides and front
rooflights .
Paul Allen**

SUMMARY OF REPRESENTATIONS

1 letter received making following comments:

- Proposed windows to northeast elevation are stated as being opaque; there should be a restriction to ensure that this will always be the case and they cannot be changed to clear windows in the future.
- Not clear from plans whether windows are directly opposite upper floor windows to no. 5 Downs View Road; windows should be staggered.

SUMMARY OF CONSULTEES

Not applicable.

HASSOCKS PARISH COUNCIL OBSERVATIONS

Noted.

INTRODUCTION

This application seeks to formally establish whether the proposed development consisting of a roof conversion with rear facing hip to gable roof, side dormers to both sides and front rooflights would constitute permitted development.

RELEVANT PLANNING HISTORY

13/00934/FUL - Enlargement of existing single storey side and rear extension. Permission granted 14.05.2013.

SITE AND SURROUNDINGS

No. 7 Downs View Road is a detached period dwellinghouse located on the eastern side of Downs View Road in Hassocks.

The dwellinghouse has been previously extended to the side and rear with ground floor additions; solar panels have been installed on the southern roof slope.

The exterior of the dwellinghouse is finished with facing brickwork, with tile hanging and pebble dash render applied to the front gable projection, white upvc windows and a plain tiled roof.

In terms of planning policy, the property lies within the built up area boundary of Hassocks.

APPLICATION DETAILS

Proposed plans show that the loft space of the dwellinghouse is to be converted to form a bedroom with ensuite shower room and walk in wardrobe.

To accommodate the conversion, a hip to gable roof extension is proposed to the existing hipped rear roof slope. A set of French doors and full length windows with Juliet balcony are proposed to the gable end.

A box-like dormer window with opaque glazed window is proposed to the southern side roof slope. 2 no. dormer windows with opaque glazed windows are proposed to the northern side roof slope at differing heights.

Plans also show that existing solar panels will be re-positioned on the flat roof of the proposed dormer windows.

2 no. rooflights are proposed to the front roof slope.

The proposed dormer windows and hip to gable roof addition will be clad with tile hanging to match existing tiles.

LEGAL FRAMEWORK

As this is an application to establish whether the proposed development would benefit from permitted development rights and will be a legal decision, any planning merits cannot be taken into account when considering this application.

The proposal falls to be tested against the relevant criteria of Part 1, Classes B and C and Part 14, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, as detailed below:

'Class B - additions etc to the roof of a dwellinghouse

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B 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) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
 - (i) 40 cubic metres in the case of a terrace house, or
 - (ii) 50 cubic metres in any other case;
- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
- (f) the dwellinghouse is on article 2(3) land;
- (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or
- (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and

(ii) 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.

Interpretation of Class B

B.3 For the purposes of Class B, "resulting roof space" means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii)—

- (a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement; and
- (b) "rear or side extension" includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

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; or
- (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.

PART 14

Renewable energy

Class A - installation or alteration etc of solar equipment on domestic premises

Permitted development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

- (a) a dwellinghouse or a block of flats; or**
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.**

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;
- (b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

- (ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);
- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;
- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

- (a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- (ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;
- (bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if "Class A" substitutes the reference to "Class J" in paragraph J.4(4); and
- (c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

ASSESSMENT

As previously noted, due to the nature of this application which assesses the lawfulness of the proposal, the Council is unable to consider the planning merits of the proposal or any potential concerns that neighbours may have in respect of side windows and potential overlooking.

Planning records for the property indicate that permitted development rights are intact in respect of enlarging the dwellinghouse. The property does not fall on article 2(3) land.

Plans show that the proposed roof additions would not exceed the height of the highest part of the existing roof; nor would the additions extend beyond the plane of a roof slope that forms the principal elevation of the dwellinghouse and fronts a highway.

A Permitted Development Statement has been submitted by the planning agent, setting out calculations for the proposed roof additions, which are shown to total 48.84 cubic metres in volume. These have been checked by the Planning Case Officer who agrees that the additions would fall within the permitted volume allowance of 50 cubic metres of additions for a detached dwellinghouse.

The proposed development is not considered to include the provision of a balcony, as no platform or external access is proposed to the Juliet style balcony.

Proposed plans show that the dormer windows would be well set back, over 0.2 metres from the eaves of the roof.

The exterior of the dormer windows and gable roof addition would be finished with materials to match the exterior of the existing dwellinghouse; the planning agent has confirmed that white upvc windows would be installed to match existing windows at the property.

Plans also show that side windows to the proposed dormer windows would be opaque glazed and that windows would only open if located 1.7 metres above the finished floor level of the room in which they are installed. In response to neighbouring comments, the windows must remain obscure glazed, and potentially non-opening (unless 1.7 m or more above the FFL) in order to benefit from permitted development rights. Should clear glazing be installed in the side dormers windows at some future point, then planning permission would be required.

The proposed roof lights to the front roof slope would not protrude more than 0.15 metres beyond the plane of the roof slope of the original roof.

In respect of the re-positioned solar panels to the flat roof of the dormer windows, plans show that these would be no higher than the highest part of the existing roof, and would be sited, so far as practicable, to minimise their effect on the external appearance of the building and amenity of the area.

In view of the above, the proposal is considered to comply with relevant permitted development criteria.

PLANNING BALANCE AND CONCLUSION

The proposed development is found to comply with permitted development criteria as set out under Part 1, Classes B and C and Part 14, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Decision: Permission

Case Officer: Deborah Lynn