

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2091	Case Officer:	Caroline Grist
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Construction of 3 no. hip to gable extensions to the sides and rear of the existing property.		
Site:	Chideok, Valebridge Road, Burgess Hill, West Sussex, RH15 0RT, , ,		
Validation Date	18 Aug 2025	Overall Expiry Date:	22 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Oct 2025
Target Date:	13 Oct 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	3 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2091

**Chideok, Valebridge Road, Burgess Hill, West Sussex, RH15 0RT, ,
Construction of 3 no. hip to gable extensions to the sides and rear of the existing property.
Mr James Bowtell**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

The development site is not located within Southern Water's statutory area for water supply drainage services. Please contact South East Water who are the relevant statutory undertaker.

If applicant is planning to use the existing connection for Foul water drainage Southern Water will have no objections to this application.

INTRODUCTION

This is an application for a lawful development certificate for the construction of 3 no. hip to gable extensions to the sides and rear of the existing property.

RELEVANT PLANNING HISTORY

CD/042/89 - Extension of existing bungalow to form chalet bungalow. Refused.

CD/017/91 - Extension to form chalet bungalow and integral garage. Refused.

DM/19/3910 - Demolition of existing dwelling and garage. Replacement 2 storey 5 bedroom house with rear facing juliette balcony. Permission.

DM/20/2572 - Outline application for erection of two new detached dwellings with all matters reserved apart from access. Refused.

DM/25/2071 - Construction of 2 no houses with detached garages. Pending Consideration.

SITE AND SURROUNDINGS

Chideok is a detached bungalow that is situated on a corner plot. It has elevations finished in cream rough render, a roman tile roof and upvc windows. To the west of the site is Valebridge Road and Mill Rose Way is to the south of the site. The door to the house is situated on the southern elevation.

The site is located outside of the built up area of Burgess Hill and therefore lies within the countryside. The district boundary crosses the property and, as such, the rear of the house and rear garden lies within Lewes District.

APPLICATION DETAILS

The proposal seeks to construct three hip to gable extensions, to the side (northern and southern) and rear (eastern) roofslopes. A window is also proposed in these roofslopes as well as a rooflight in the western roofsope.

The submitted plans also show a single storey rear extension, which was originally included in the application description. This aspect has been removed from the description of development, with agreement, as it would be situated on land in Lewes District.

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

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;
- (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 veranda, 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 shall 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 shall 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.

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

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 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.

ASSESSMENT

The property's planning history has been checked and there are no planning records that indicate permitted development rights have been removed. The property is not located on Article 2(3) land and the dwelling was not permitted under Classes M, MA, N, P, PA or Q of Part 3 or Part 20.

The proposed roof enlargements are to be undertaken to the northern, southern and eastern roof slopes. As previously noted, the door to the property is on the southern elevation. The Permitted development rights for householders: Technical Guidance (Ministry of Housing, Communities and Local Government, 2019) defines the principal elevation as follows:

'in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation'.

In this case the part of the house that fronts the highway, and includes the vehicular access, is the western elevation. Additionally, other than a door, there are no other features present such as a porch or bay windows. It is therefore considered that, in this instance, the front of the house would be the western side of the property and not the southern. The location of the proposed hip to gable conversions would therefore accord with the requirements of Class B.

In terms of the remaining requirements, the roof space would not be enlarged by more than 50 cubic metres and the proposal does not include the provision of a verandah, balcony or raised platform. The agent has confirmed, during the course of the application, that the exterior materials will be of a similar appearance to those in the existing dwellinghouse. It has also been confirmed that the new windows in

the side roofslopes will be obscure glazed and non-opening, unless the parts of the window which can be opened will be more than 1.7 metres above the floor level.

With regards to the rooflight, the supporting statement sets out that it would not protrude more than 0.15 metres beyond the plane of the slope. It is to be sited on the front roofslope and is to be positioned below the highest point in the roof.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class B and Class C of Part 1 of 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: Caroline Grist