

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1142	Case Officer:	Tracie Axford
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Loft conversion via hip to gable and rear dormer.		
Site:	26 Fairfield Crescent, Hurstpierpoint, Hassocks, West Sussex, BN6 9SF, , ,		
Validation Date	27 May 2026	Overall Expiry Date:	19 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Jul 2026
Target Date:	22 Jul 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	17 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1142

**26 Fairfield Crescent, Hurstpierpoint, Hassocks, West Sussex, BN6 9SF, ,
Loft conversion via hip to gable and rear dormer.
Mrs Phillipa Hallett**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council made no comment on this application.

INTRODUCTION

This application is seeking a Lawful Development Certificate for a proposed loft conversion via hip to gable and rear dormer.

PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The property is a semi-detached single-storey dwelling located to the south of Fairfield Crescent. The existing dwelling is characterised by bare brick brown walls, brown clay roof tiles and white uPVC windows. The site is located within the built-up area boundary of Hurstpierpoint with neighbouring dwellings to the east and west. The dwellings within the wider street scene are all of a similar single-storey nature and are characterised by a variety of external materials. There are many similar loft conversions located within the wider street scene.

APPLICATION DETAILS

The proposal is seeking a Lawful Development Certificate for a loft conversion which consists of a rear flat roof dormer, a hip to gable enlargement and two front facing roof lights at 26 Fairfield Crescent in Hurstpierpoint.

The hip to gable enlargement and proposed rear dormer will result in a total cubic volume increase of 48.85 cubic metres. The largest proposed roof light will measure some 0.6 metres in width and 1 metre in height. The smaller one will measure 0.6 metres in width and 0.75 metres in height. They will not protrude more than 0.15 metres from the existing roof slope. An additional window will be added to the side of the gable. It will be fitted with obscure glazing and will be non-opening below a height of 1.7 metres above finished floor level.

The materials to be used in the proposal will be similar to those used in the existing dwellinghouse.

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

Permitted Development

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;
- (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 element proposed. The property is not subject to an Article 4 Direction or located on Article 2(3) land.

The loft conversion within the existing roof space comprises a hip to gable extension and a rear dormer. It has been confirmed that the roof extensions will result in an increase of 48.85 metres cubed which is less than the 50 cubic metres permitted. It is proposed that the external materials will match those of the existing dwelling. It is therefore considered that the roof alterations comply with class B.

The two rooflights are proposed on the roof slope on the front elevation of the property. The plans confirm that they comply with Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as they do not protrude more than 0.15 metres beyond the plane of the slope.

The applicant has confirmed that the window will be fitted with obscure glazing and will be non-opening below a height of 1.7 metres above finished floor level and will therefore comply with condition C.2 of Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Classes B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate of Lawful Development can be issued.

Decision: Permission

Case Officer: Tracie Axford