

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0732	Case Officer:	Catherine Cardin
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Loft conversion including the installation of a roof window into the pitched roof of the front elevation and seven more roof windows at the rear.		
Site:	63 Langmore Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BD, , ,		
Validation Date	19 Mar 2025	Overall Expiry Date:	14 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 May 2025
Target Date:	14 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	8 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0732

**63 Langmore Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BD,
Loft conversion including the installation of a roof window into the pitched roof of the front elevation and seven more roof windows at the rear.
Mr Ben Moore**

REPRESENTATIONS

None received.

PARISH COUNCIL OBSERVATIONS

LRPC have no comment as this is a lawful development matter.

INTRODUCTION

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

RECENT PLANNING HISTORY

12/04316/FUL- Development of site so as to accommodate 230 dwellings, together with associated areas of open space, play space and amenity space; new access, parking and landscaping. Permission.

DM/15/0139- Erection of 148 no. 2, 2.5 and 3 storey 1, 2, 3, 4 and 5 bedroom dwellings, garages and ancillary buildings with associated works. Amended design of 'Phase 2' of the development approved under application reference 12/04316/FUL. Permission.

SITE AND SURROUNDINGS

63 Langmore Lane is a two-storey dwelling constructed of red brick, with white uPVC windows and a plain tile roof. The property benefits from off road parking to the side of the property and a rear garden. The property is part of a modern housing estate.

The property is located within the built-up area of Lindfield. Neighbouring properties are located to the east, west and north. Highway is located to the south.

APPLICATION DETAILS

Plans show that the existing loft space is proposed to be converted to form a cinema room and a bedroom at second floor level.

1 no. roof light is proposed to the front roof slope of the dwellinghouse and 7 no. roof lights to the rear roof slope.

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:

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 only external changes to the dwellinghouse involve the installation of Velux roof lights to the front and rear slopes.

Sectional drawings included with the application show that the roof lights would not protrude more than 0.15 metres beyond the plane of the original roof when measured perpendicular with the external surface of the original roof.

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