

Planning Statement

Site: 57 Church Lane, Copthorne, RH10 3QF

Proposal: Loft conversion with rear dormer

Introduction

This statement accompanies an application for a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990. The application seeks confirmation that the proposed loft conversion with a rear dormer at 57 Church Lane constitutes permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Description of Proposed Development

The proposal comprises the conversion of the existing loft space to create a new bedroom and shower room, facilitated by the construction of a rear dormer extension. Rooflights are proposed to the front roof slope. The works are shown in the submitted proposed plans and elevations, including the second floor plan and rear elevation illustrating the dormer form.

Compliance with Permitted Development Criteria (Class B – Roof Extensions)

The proposal meets all relevant criteria of Class B, as summarised below:

- **Volume increase:** The cubic volume of the proposed dormer is stated as 15.1m^3 , which is well within the 50m^3 limit for a semi-detached house, as calculated on the submitted drawings (see annotation on proposed elevations)
- **Location:** The dormer is located entirely to the rear roof slope, with no extension projecting beyond the principal elevation fronting the highway.
- **Set-back:** The dormer is set back a minimum of 200mm from the eaves, as confirmed on the plans and notes on the proposed drawings
- **Height:** The extension does not exceed the height of the existing ridge line.
- **Materials:** External materials will match or be similar in appearance to those used in the existing roof.
- **No overhang:** The dormer does not include balconies, verandas or raised platforms.
- **Privacy:** No side-facing windows are proposed.
- **Property type:** The property is not a listed building nor located within a conservation area (Class B permitted development rights applicable).

Based on the submitted drawings and specifications, the proposal satisfies all criteria for permitted development under Class B.

4. Additional Considerations

Internal alterations such as creation of new rooms, floor strengthening, and installation of rooflights fall under Class C and are permitted development. The existing and proposed plans included within the application clearly illustrate the nature of these works, including the introduction of new Velux rooflights to the front slope (see second floor plan)

Conclusion

The proposed loft conversion and rear dormer constitute permitted development. The applicant respectfully requests that Mid Sussex District Council issue a Lawful Development Certificate confirming this status.