

Planning Statement

Certificate of Lawful Development application for single-storey side extension, single-storey rear extension, front porch, and rear box dormer extension to property at 5 Hickmans Ln, Lindfield, Haywards Heath RH16 2BQ

Prepared by Ecotecture Ecological Design Limited

Introduction

The application seeks approval for a Side extension, rear extension, and rear dormer extension to the property at 5 Hickmans Lane, Lindfield, Haywards Heath, RH16 2BQ.

The Statement aims to demonstrate our designs' compliance with the permitted development guidance rules.

This planning statement is meant to accompany drawings

- 100 Existing Location and Site Plan
- 111 Existing Plans and Elevations
- 300 Proposed Location and Site Plan
- 311 Proposed Plans and Elevations

The proposal

Our proposal aims to transform the existing two-bedroom, one-bathroom semi-detached home into a more spacious three-bedroom, two-bathroom semi-detached home, featuring a ground-floor room that provides accommodation for homes for life.

The design, as per the Permitted Development rules, features all proposed materials that match the existing ones, thereby visually integrating the external elevations with their surroundings.

Single-storey Side Extension

The proposal will have a side extension that measures 1.11m x 6.34m to ensure the ground floor bedroom is a suitable size. As per Permitted development rule Class A – enlargement, improvement or alteration – I and J – i, ii, and iii, the side extension is a single-storey flat roof extension not more than half the width of the existing house and not measuring more than 3 meters in height.

Single-storey Rear Extension

A rear extension that is 3 metres deep, 3 metres tall, and the full width of the property, housing a dining area and a snug to reduce constant movement from one room to another during meal times for the client, and a snug for conversations with family. As per Permitted development rule Class A – enlargement, improvement or alteration – F – i, ii, and iii, the side extension is a single-storey flat roof extension not more than 3 metres deep and not measuring more than 3 metres in height.

The distance from the rear wall to the boundary of the curtilage is greater than 7m as per Permitted development rule Class A – enlargement, improvement or alteration – H – i and ii.

Front Porch

Our proposal also includes an enclosed porch, made of brick that is under 3m², to provide shelter from the elements at the front door, and the highest part of the porch is at a height of 2.55m above the external ground level, as per the permitted development guidelines under class D.

Flat Roof Dormer

To aid our clients and their family life, we have designed a rear dormer extension that measures 3 metres in length, 2.89 metres high, and 4.34 metres in depth, giving us a volume of 18.81m³. The design also incorporates a hip-to-gable conversion, which increases the existing roof volume (excluding the existing dormer) from 119.14 m³ to the proposed volume of 150.07 m³, resulting in an additional volume of 30.93 m³.

This additional volume of the hip to gable conversion, combined with the dormer conversion, results in an increased roof volume of 49.74m³. This meets the permitted development requirements for Class B – additions etc to the roof, B1 – d–ii, which stipulates a maximum of 50 m³ for additional roof space for a semi-detached house.

Rear Patio

As per general planning guidance, the proposed patio does not project more than 120mm above the external ground level and will be made using permeable paving slabs.

Conclusion

The proposed development is fully compliant with national Permitted Development rules, aligns with local planning policy goals, and makes positive contributions by promoting accessible, family-oriented housing improvements. As such, a certificate of Lawful Development should be granted.