

Planning Statement for a Lawful Development Certificate (Proposed)

Single Storey Rear Extension (Permitted Development Assessment)

1. Applicant & Site Details

Applicant: Daniel Feest

Site Address: 26 Dellney Avenue, Haywards Heath, West Sussex, RH16 3ND

Application Type: Lawful Development Certificate for Proposed Use or Development (Section 192)

Proposal: Construction of a single-storey rear extension under Class A Permitted Development Rights.

2. Introduction

This Planning Statement supports a proposed single-storey rear extension to an existing dwelling at 26 Dellney Avenue, Haywards Heath, RH16 3ND. The purpose of this document is to demonstrate that the proposal meets the requirements of Class A of the **Town and Country Planning (General Permitted Development) (England) Order 2015**, as amended, and therefore constitutes Permitted Development.

This document also outlines high level compliance with Local Planning Policies related to design, scale, massing, materials, access and sustainability in order to be sympathetic to the existing building and surroundings, while protecting neighbours' privacy, light, and outlook.

3. Site and Property Description

The property is a residential dwelling that benefits from householder permitted development rights.

The extension is positioned to the rear elevation, away from public highways, and does not involve development forward of the principal elevation, thereby conforming to the basic PD location rules for Class A.

Access during construction will be via the side gate and access adjacent to the south wall of the existing property. Parking would be on or in front of the existing front drive.



Figure 1 – Photo of existing rear of the property. Side access gate is visible on the left of the photo.

3. Description of Proposed Development

The proposal comprises:

- A single-storey rear extension projecting from the original rear wall of the dwelling.
- Partial removal of internal structural walls and replacement with support steelwork resulting in an open plan kitchen and dining room.
- External materials to match the existing house, maintaining visual consistency as required by PD rules.
- A maximum roof height not exceeding 4 metres, with eaves height not exceeding 3m due to proximity to the site boundary with adjoining semi-detached house.

No verandas, balconies, raised platforms, chimneys, vents or alterations beyond those allowed under PD are proposed.

3.1 Sustainability and Energy Efficiency

Modern construction and insulation practices will be used which should result in a better insulated external facing part of the house which meet minimum U-values as required by Building Control.

Where possible, to improve sustainability and reduce waste, bricks from the rear wall of the existing house are to be recovered and reused. Further possibility for garden paving slabs that are being removed to form part of the aggregate for the extension foundation.

Windows in the roof of the extension will help maximise natural light.

4. Compliance With Permitted Development Rights (Class A)

4.1 Rear Projection / Depth

For semi-detached/terraced homes, the limits are 3 metres without prior approval.

The rear wall of the extension is proposed to be three metres from the rear wall of the existing house.

4.2 Height

The maximum height of a single-storey rear extension must not exceed 4 metres, with eaves no more than 3 metres when within 2 metres of a boundary.

Height of the extension no greater than the existing kitchen bump out as part of the original house and is not greater than four metres. Eaves and ridge height of the extension will be the same as the existing house with the eaves not greater than three metres due to proximity the site boundary with adjoining semi-detached house.

As a result, there will be no significant loss of sunlight or privacy to the adjoining property.

4.3 Coverage of Curtilage

The development must not cover more than 50% of the land around the "original house".

The proposed extension and existing buildings are significantly below this threshold.

4.4 Materials

Exterior materials must be similar in appearance to the existing dwelling.

As detailed in the supporting plans and elevations. All materials used in exterior work such as roof tiles and brickwork will match the existing house.

4.5 Positioning and Design Restrictions

No extension may project forward of the principal elevation or a side elevation fronting a highway.

The proposal is strictly to the rear and does not face the road.

5. Other Considerations

Building Control approval will be obtained as required for structural, thermal, drainage and electrical compliance.

6. Conclusion

The proposed single-storey rear extension fully complies with the requirements of Class A Permitted Development Rights, including:

- Depth and height restrictions
- Boundary/eaves limitations
- Material consistency
- Curtilage coverage limits
- No projection toward a highway

In accordance with the GPDO and relevant national guidance, the proposal constitutes Permitted Development.

The Local Planning Authority is therefore respectfully requested to issue a Lawful Development Certificate (Proposed) confirming the lawful status of the extension.