

PLANNING STATEMENT

25 BONNY WOOD ROAD, HASSOCKS, EAST SUSSEX. BN6 8HP.

Planning Statement / Additional Information for:

Proposed hip-to-gable roof extension, raise existing roof ridge by approximately 400mm, new pitched roof dormers to front and rear roof slopes, conversion of existing garage into habitable accommodation, and replace existing rear doors and windows with new bifold doors and fixed glazed side panels to 25 Bonny Wood Road.

21st July 2025

Document Ref: 2504-077 Planning Statement.pdf
(Householder Planning Application)

The existing house is a detached three-bedroom single storey house, with a pitched concrete plain tiled main roof and felt flat roofs to the existing garage and historic single storey rear extension, and facing brick masonry cavity walls.

The new hip-to-gable roof extension is proposed to be built on both existing side elevations, with front and rear pitched roof dormers being proposed to be built on the front and rear elevations of the existing house. To avoid a crown roof being needed, it is proposed to raise the existing roof ridge by approximately 400mm to enable the front and rear roof slopes to meet at a new common ridge.

It is also proposed to raise the existing garage flat roof by approximately 400mm to provide the required headroom for the proposed new habitable rooms here.

All the proposed extension and alteration works are indicated on the attached drawings.

The proposed hip-to-gable extension, ridge height increase, conversion of existing garage with increased roof height, and new pitched roof dormers to front and rear roof slopes would not look out of place in this locality, and below are examples of applications in Bonny Wood Road previously approved for similar extension works:

10 Bonny Wood Road – DM/21/0360 – Front elevation pitched roof dormers.
32 Bonny Wood Road – DM/18/0883 – Front elevation pitched roof dormers.
2 Bonny Wood Road – DM/17/3518 – Existing garage walls and roof raised.
26 Bonny Wood Road – DM/15/0766 – Existing roof ridge raised (by approx. 1m) to provide new rooms in the roof.