

Planning Statement

Certificate of Lawful Development Application

150 Western Road, Hurstpierpoint, West Sussex, BN6 9TB

1. What this application is about

I am applying for a Certificate of Lawful Development to confirm that the works I am proposing at 150 Western Road are lawful and do not require planning permission. I believe the works fall within permitted development rights under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Before submitting this application, I sought pre-application advice from Mid Sussex District Council. The planning officer (Tracie Axford, ref. DM/25/2505) confirmed informally that the works should be permissible under permitted development, provided the building meets the relevant size criteria. I have designed the building specifically to comply with those criteria, and this statement explains how.

2. What I am proposing

There is an existing detached garage at the bottom of my garden at 150 Western Road. It has direct road access and sits within the curtilage of the property. I want to extend and renovate it to create a garden room and storage space for my family's use.

The finished building will be approximately 6,740mm wide and 4,240mm deep, with a flat roof and two skylights. The outside will be finished in white/grey render, with glazed doors and windows on the east side and a (smaller) garage door for bike access on the south side. The building sits within 2 metres of the boundary, so I have designed it to stay within the 2.5 metre height limit that applies in that situation.

The space will be used by my family as a garden room and for storage - not as a separate dwelling or a commercial workspace. It is purely for domestic use, incidental to living in the house.

3. Why I believe this is permitted development

Class E of Part 1, Schedule 2 of the GPDO covers the building of outbuildings within the curtilage of a house, where the building is for a purpose incidental to the enjoyment of the home. I have checked each of the conditions that could prevent the works from being permitted development:

Height

Because the building is within 2 metres of the boundary, the maximum permitted height is 2.5 metres. I have designed the building - including the flat roof construction - so that the overall height does not exceed this limit. This is also lower than the height of the current garage as shown on the drawings attached separately.

Listed building

The property is not listed and is not within the curtilage of a listed building. This condition does not apply.

Verandah, balcony or raised platform

The building does not include a verandah, balcony or raised platform of any kind.

Use as a dwelling

The building will not be used as a separate dwelling. It will be a garden room and storage area, used by the household.

Incidental use

The building is for purposes incidental to the enjoyment of the house - a garden room and domestic storage. It is not a commercial workspace or a separate living space.

4. The conservation area

I am aware that the property is within the Hurstpierpoint Conservation Area. I understand that some permitted development rights are more restricted in conservation areas, but the restrictions that apply in conservation areas under Part 1 of the GPDO are focused on extensions to the main house and changes to its appearance - not on outbuildings like this one. The Class E rights for outbuildings are not removed in conservation areas.

I have also tried to ensure the building is in keeping with the area. The white/grey render and quality glazing are materials I believe are appropriate to the conservation area setting.

5. Pre-application advice

Before making this application, I contacted Mid Sussex District Council for pre-application advice. Planning Officer Tracie Axford responded on 4 November 2025 (reference DM/25/2505). She confirmed that in her view, planning permission would not be required, provided the use is incidental to the dwellinghouse and the building meets the size criteria in Class E. She also confirmed that she had checked the planning history of the property and had not identified any restrictions that would affect my ability to carry out the works under permitted development.

I believe I have designed the building to comply with all of the criteria she identified, and I am now applying for a CLD to get formal confirmation that the works are lawful.

6. Summary

I believe this application should be granted for the following reasons:

- The building is within 2 metres of the boundary and has been designed to stay within the 2.5 metre height limit;
- The property is not listed and is not within the curtilage of a listed building;
- There is no verandah, balcony or raised platform;
- The building will not be used as a dwelling;
- The use is purely incidental to the enjoyment of the home; and
- The pre-application advice from the council's planning officer (ref. DM/25/2505) supports this approach.

I would be grateful if the council would grant a Certificate of Lawful Development confirming that the proposed works are lawful.