

Planning Permission

A rooflight on a flat roof generally counts as a permitted development if it doesn't project more than 150 mm above the roof plane.

If it is larger, or you live in a conservation area or listed building, you may need planning permission.

2 Fire Safety

Being on the top floor matters because escape routes are limited.

If the flat is more than 7.5 m above ground, building regulations may require:

- Fire-rated glazing or materials
- Alternative escape routes if the rooflight is not accessible or opens onto a safe area
- A remote-controlled ventilated rooflight can help with smoke ventilation, but it cannot replace a proper fire escape.

3 Ventilation

UK regulations require kitchens to have adequate ventilation.

A flat rooflight can provide natural purge ventilation if it opens, but you may still need an extract fan to meet building regulations (especially if no vertical windows exist).

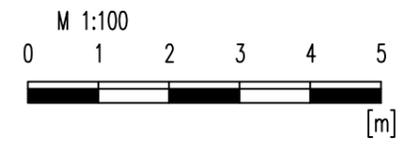
1 BED TWO PERSON- SPLIT LEVEL
FLAT A:Ground floor flat:

FLOOR GROSS	AREA:59m ²	Min.Required
LIVING /KITCHEN/DINING	27.5m ²	25m ²
STORAGE	2.1m ²	2.0m ²
BEDROOM	23m ²	12.0m ²

FLAT B:
2 BED THREE PERSON
TOTAL G1:61

FLOOR GROSS	AREA:61m ²	Min.Required
GROUND FLOOR GROSS	61m ²	61m ²
LIVING /KITCHEN/DINING	25.2m ²	25m ²
STORAGE		
BEDROOM 1:	12.5m ²	12.0m ²
BEDROOM 2:	7.5m ²	7.5m ²

— LINE SHOWS PROPOSED GROUND FLOOR PREMISES



no	revision	date	control
project	130 SOUTH STREET LANCING - WEST SUSSEX BN15 8AU		
drawing title	FLOOR AREA PROPOSED ROOF PLAN		
scale	1/100@A3		
date	27/11/2025		
drw.no			