

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 July 2026 11:56:47 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1012
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/07/2026 11:56 AM.

Application Summary

Address:	Kerves Farm Cottage Kerves Lane Horsham West Sussex RH13 6RJ
Proposal:	Construction of dormers in rear roof elevation. (Lawful Development Certificate - Proposed).
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address: Kerves Barn Kerves Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	We object to the grant of Lawful Development Certificate DC/26/1012. A detailed planning representation has been submitted separately by email to Horsham District Council and forms part of our

objection. We respectfully request that this document is uploaded to the application file and given full consideration as part of the determination of this application.

Our representation demonstrates that the applicant has not discharged the burden of proving, on the balance of probabilities, that the proposed development is lawful under Class B of the GPDO.

In summary, our principal concerns are:

The application does not adequately establish the lawful baseline ("original dwellinghouse") against which Class B must be assessed.

It does not demonstrate how previous roof enlargements, including those approved under planning permission DC/13/1328, have been incorporated into the required cumulative 50m³ roof volume calculation.

No roof volume calculations, methodology or supporting evidence have been provided to enable the Council to independently verify compliance with Class B.

The submitted information does not demonstrate that the existing roof configuration accurately reflects the lawful planning baseline. The application therefore fails to positively demonstrate compliance with the limitations and conditions of Class B, as required for the grant of a Lawful Development Certificate.

Given the unusually close physical relationship between Kerves Farm Cottage and Kerves Barn (approximately 3.5 metres between the proposed dormers and our principal living accommodation), we respectfully request that the Council carefully scrutinises the evidence submitted and declines to issue a Lawful Development Certificate unless and until the applicant has demonstrated, on the balance of probabilities, that the proposed development is lawful.

Please read our accompanying planning representation in full before determining this application, as it provides the detailed legal and factual basis for our objection.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E
aton