Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0270
Sir Roberts Farm , Goose Green Lane, Goose Green, West Sussex, RH20 2LW

DESCRIPTION:

Prior Approval for the erection of a single storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 4.00m and eaves height of 2.50m.

RELEVANT PLANNING HISTORY:

DC/20/0847	Outline application for conversion of existing barn to three bedroom residential property	Application Permitted on 30.10.2020
DC/20/2606	Change of use and associated minor alterations to an existing building (Class E) to a three-bedroom residential dwellinghouse (Class C3).	Application Permitted on 05.03.2021
DC/20/2608	Change of use and associated minor alterations to an existing building (Class E) to a one-bedroom residential dwellinghouse (Class C3).	Application Permitted on 05.03.2021
DC/23/0547	Demolition of 2no agricultural/commercial buildings and 2no residential dwellings. Erection of 4no dwellinghouses together with detached garages/carports, new access and associated landscaping.	Application Refused on 20.09.2024
DC/23/1546	Conversion of existing barn to three bedroom residential property.	Application Permitted on 06.03.2024
DC/23/1549	Change of use and associated alterations to an existing timber frame building (currently Use Class B1(c)) to a three-bedroom residential dwelling house (Use Class C3).	Application Permitted on 06.03.2024
DC/23/1550	Change of use and associated minor alterations to an existing building (currently Use Class E(g)(iii)) to a one-bedroom residential dwelling house (Use Class C3).	Application Permitted on 06.03.2024
DC/24/1295	Prior Approval for the enlargement of dwellinghouse by erection of an additional storey resulting in an increase in height of 2.72mtrs.	Prior Approval Required and PERMITTED on 16.10.2024
DC/24/1312	Prior Approval for the enlargement of existing dwellinghouse by erection of an additional storey resulting in an increase in height of 2.7m.	Prior Approval Required and PERMITTED on 21.02.2025
DC/24/1664	Prior Approval for the erection of a single-storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 2.50m and eaves height of 2.40m.	Prior Approval Required and PERMITTED on 09.12.2024
DC/25/0040	Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.	Pending Consideration

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015.
Schedule 2, Part 1, Class A - The enlargement, improvement or other alteration of a dwellinghouse.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration with regards to this application is whether the proposed development accords with Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The GPDO states -

A. The enlargement, improvement or other alteration of a dwellinghouse.

(g) Until 30th May 2019, for a dwellinghouse not on Article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6metres in the case of any other dwellinghouse, or;

(ii) exceed 4metres in height.

The proposed depth of the extension would meet the limitation set out in Class A, A.1 (g).

The property is not on Article 2(3) land and permitted development rights have not been removed as part of an earlier planning application on the site.

There were no planning objections received from neighbours and it is not therefore necessary to consider the impact on neighbouring amenity.

The prior approval process allows the Planning Authority to refuse an application where a proposed development does not comply with the applicable conditions, limitations or restrictions applicable to development permitted by Class A (A.4 (3)). For the purposes of permitted development, and as confirmed in the Permitted Development Technical Guidance, it is the whole of the enlarged part of the dwelling that is taken into account.

It is noted that the plans submitted show a first floor extension to the existing bungalow. This is subject of an earlier Prior Approval application under planning reference DC/24/1312. This permitted an upward extension to the property to create a first floor, where this would be a later enlargement to the dwelling and would be non-original. From the plans submitted for the current application, the proposed rear extension would project from both the ground and approved first floor of the extended dwelling, where the roof of the proposed addition would extend from the first floor. There is no evidence that the approved first floor addition subject of reference DC/24/1312 has been completed, where the proposed rear extension and approved first floor addition would likely be built out as a single operation.

A.1(ja) of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), as amended states that:

"any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)"

This paragraph advises that the total enlargement represent all non-original parts of the dwellinghouse, where this would comprise both the first floor extension as approved, and the single storey rear extension as proposed under this application. The enlargement in its entirety must comply with all limitations of Class A in order to represent permitted development.

A.1(h) of Class A of the GPDO states that

"the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse"

The enlarged part of the dwelling would comprise both a first floor addition and a single storey addition, where this would amount to a single building operation. The enlargement as a whole would therefore have more than a single storey, where the development would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. For this reason, the proposed development would not comply with A.1(h) and A.1(ja) of Class A of Part 1 Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

Recommendation: Prior Approval Required and REFUSED

1 The proposed single storey rear extension would adjoin a later first floor addition, where the total enlargement would have more than a single storey and would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. The proposed development would therefore fail to comply with A.2(h) and A.2(ja) of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0270
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Cottage Proposed Elevations (F & R)	CLHE/P/E1 REV A	24.02.2025
Elevation plan	Cottage Proposed Elevations (Side)	CLHE/P/E2 REV A	24.02.2025
Elevation plan	Cottage Existing Elevations	A2/E4/E REV A	24.02.2025
Floor plan	Cottage Extension Proposed Floorplans	A2/E2/FP REV A	24.02.2025
Site plan	Site Plan Existing	A2/SP/E REV A	24.02.2025
Floor plan	Cottage Existing Floorplan	A2/E2/FP REV A	24.02.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 07/04/2025

Authorising Officer sign/initial Tamara Dale Date: 07/04/2025