



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0718

76 Cootes Avenue, Horsham, West Sussex, RH12 2AG

DESCRIPTION:

Extension of dropped kerb, alterations to boundary wall and hardstanding (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

HU/393/74	Dormer window in roof and single storey extension. (From old Planning History)	Application Permitted on 27.01.1975
-----------	---	--

PLANNING ASSESSMENT

Dropped Kerb

Cootes Avenue is a Class D road and is not a trunk road or a classified road. The formation of a means of access to Cootes Avenue would therefore be permitted under Class B or Part 2 within Schedule 2 of the GPDO.

Hardstanding

The submitted plan indicates the existing hard surface would be enlarged by approximately 5.4 sq m. The provision of hard surface to the front of the dwellinghouse to this area would be permitted under Class F of Part 1 within Schedule 2 of the GPDO, subject to the hard surface being made of porous materials, or provision being made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Boundary Wall

The dropped kerb and additional area of hard surfacing would require the removal of a section of the existing front boundary wall. The wall is less than 1 metre in height with the site not within a conservation area. The Town and Country Planning (Demolition – Description of Buildings) Direction 2021 states that the demolition of “the whole or any part of any gate, fence, wall or other means of enclosure” is not considered development.

Recommendation: Application Permitted

Reasons:

1. The partial demolition of the front boundary wall would not constitute development by reason of The Town and Country Planning (Demolition – Description of Buildings) Direction 2021.
2. The hardstanding would be permitted by Class F of Part 1 within Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

Authorising Officer sign/initial Guy Everest Date: 01.09.2026