



Horsham District Council

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
517658	133136

Description

Applicant Details

Name/Company

Title

Mr

First name

Graham

Surname

Peel

Company Name

Address

Address line 1

17 Cavendish Close

Address line 2

Address line 3

Town/City

Horsham

County

West Sussex

Country

Postcode

RH12 5HX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Re submission of application for lawful development certificate to remove existing garage , replace with new build garage. ref: DC/26/0995
New application is for larger garage (internal dimensions) 4 x 7 m in lieu of 4 x 5.870 m i.e. 1.130 m longer.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the land as the domestic curtilage of a dwelling house is lawful. The existing garage which is to be replace has been in existence since late 1950s - mid 1960s.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

PEEL/26/01A Location Plan Existing Plan sections and elevations 1-1250 1-100 A2
PEEL/26/02A Site Plan Proposed Plan sections and elevations 1-200 1-100 A2

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed new garage is permitted development because

It complies with

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such,

E1.

(a) Permission for the dwelling house was not granted by virtue of class M, N, P, or Q of Part 3 of this Schedule

(b) the total area of ground covered by the buildings etc within the curtilage (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage

(c) the building, is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

(d) (e) the building is single storey;

the height of the building, does not exceed—

(ii) 2.5 metres in the case of a building, within 2 metres of the boundary of the curtilage of the dwellinghouse,

(f) (g) the height of the eaves of the building does not exceed 2.5 metres;

the building, is not situated within the curtilage of a listed building;

(h) (i) (j) the garage does not include the construction or provision of a verandah, balcony or raised platform;

it does not relate to a dwelling or a microwave antenna; or

E.2 The property is not within:-

(a) an area of outstanding natural beauty;

(b) the Broads;

(c) a National Park; or

(d) a World Heritage Site,

E.3 The property is not within article 2(3) land

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DC/26/0995

Date (must be pre-application submission)

12/08/2026

Details of the pre-application advice received

Horsham District Council hereby certifies that on 19/06/2026, the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate was lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1 The development would be permitted by Class E of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE

Demolition of existing garage and erection of new garage (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

17 Cavendish Close Horsham West Sussex RH12 5HX

Second application is required for amendments to design of garage , i.e. for 1.132 m longer garage.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sara Rudkin

Date

17/08/2026