Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0792
The Cottage, Gay Street Lane, North Heath, West Sussex, RH20 2HW

DESCRIPTION:
New 1100mm wide path (with brick upstand) from the front boundary leading to a new platform for level access into dwelling (Lawful Development Certificate - Proposed)

RELEVANT HISTORY:
None

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

	Yes	No
Article 2(3) Land	☐	☒
PD rights removed on previous permission	☐	☒

ASSESSMENT:
For the purposes of permitted development, raised in relation to a platform means a platform with a height greater than 0.3 metres, with height measured from ground level. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building. In this instance the platform area is not shown to raise above the existing ground level next to the building and the surface would not therefore constitute a raised platform.

PART 1
Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Development consisting of—

(a) **the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or**

(b) **the replacement in whole or in part of such a surface.**

F.1 Development not permitted:-

Criteria		Yes	No
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or	☐	☒

(b)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

F.2 Development is permitted by Class F subject to the condition that where		Yes	No	N/A
(a)	the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and	☒	☐	☐
(b)	the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse	☒	☐	☐
The agent has confirmed in correspondence that the raised area and the pathway will have drainage.				

The proposal includes an upstand either side of the hardsurface which could be deemed to represent a wall or other means of enclosure. This element is therefore considered below: -

PART 2
Minor operations

Class A - gates, fences, walls etc

Development consisting of—

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

A.1 Development is not permitted by Class A if—		Yes	No	N/A
(a)	the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed— (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons; (ii) in any other case, 1 metre above ground level;	☐	☒	☐
(b)	the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	☐	☒	☐
(c)	the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in	☐	☒	☐

	paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or			
(d)	it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.	☐	☒	☐

Recommendation: Application Permitted

Reason for Approval:

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

DELEGATED

Case Officer sign/initial Alice Johnson Date: 22/07/2024

Authorising Officer sign/initial Guy Everest Date: 30.07.2024