Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0443
25 Beechings, Henfield, BN5 9XB

DESCRIPTION:
Render applied to front and rear external walls. (Lawful Development Certificate - Proposed).

RELEVANT HISTORY:

DC/24/1322	Conversion of loft into habitable living space with rear dormer (Lawful Development Certificate - Proposed).	Application 06.11.2024	Permitted

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

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

ASSESSMENT:

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

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

A.3 Development is permitted by Class A subject to the following conditions—

		Yes	No	N/A
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	☐	☒	☐
The proposal seeks to alter the front and rear elevation of the dwelling with the use of render in place of the existing brickfacing. As this material is not currently present on the dwelling, it cannot be considered to comprise a 'similar appearance' to existing materials on the existing dwellinghouse.				
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and	☐	☐	☒

	(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and			
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	☐	☐	☒

Recommendation: Application Refused

Reason for Refusal:

1 The introduction of render on the dwelling would not be of a similar appearance to the existing materials used in the construction of the exterior of the existing dwellinghouse, and would therefore be contrary to Class A.3 (a) of Part 1, Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 08/05/2025

Authorising Officer sign/initial RHERMITAGE Date: 14.05.2025