



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0464

10 Vernon Close, Horsham, West Sussex, RH12 4EE

DESCRIPTION:

Prior Approval for the erection of a single storey rear larger home extension, which would project 4.50m from the rear elevation, comprising a maximum height of 4.00m and eaves height of 2.60m.

RELEVANT PLANNING HISTORY:

NH/83/91

Single storey extension

Site: 10 Vernon CI Horsham

Application Permitted on
08.08.1991

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:

x2 received (1x in support and 1x commenting):

- Requesting further clarity on the plans, particularly how the 4.5-metre depth is measured and the potential impact on afternoon sunlight to their property.
- While no objection is raised in principle, concern is noted that the prior approval submission does not indicate the proposed materials or final appearance of the extension, which it is assumed would match the existing dwelling.

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) 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.

A representation has been received raising concerns regarding the potential impact of the proposed extension on sunlight to their property and garden, together with a request for clarity on the overall appearance and materials of the development.

The proposal comprises a single-storey rear extension extending to a maximum depth of 4.5 metres from the original rear wall of the dwelling, as permitted under the larger home extension provisions. Given the single-storey nature of the development, its limited projection and scale, southerly orientation and the separation distances involved, it is not considered that the proposal would result in an unacceptable loss of light, outlook or amenity to neighbouring occupiers. The extension is not considered to be overbearing or unduly dominant when viewed from adjoining properties.

Another was received in support, although commenting on the proposed materials. Whilst detailed elevational drawings are not required as part of the prior approval process, it is noted and assumed that the materials used in the construction of the extension would match those of the existing dwelling, in accordance with the requirements of permitted development. On this basis, the proposal is not considered to give rise to any adverse impact on residential amenity or the character and appearance of the host dwelling.

The property is not on Article 2(3) land and permitted development rights have not been removed through any previous planning permission on the site. 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)).

The submitted block plan indicates the location of the proposed extension. As above, though the projection (4.5m) fall within the limits of the Prior Approval allowance granted under A.1(g), the host dwelling has previously been extended. Furthermore, the 'original' rear elevation of the dwelling (as it stood when it was built) includes a short two-storey high recession. Though the proposal may well demolish the previous rear ground floor extensions, this recess affectively creates a sideways projection in which the extension would protrude beyond. The extension sideways beyond this recession would extend to a width greater than half the width of the original width of the dwellinghouse, therefore exceeding the parameters of A.1(j)(iii) of the Order. Notwithstanding this, the extension is also shown to extend beyond the side elevation of the existing garage- also a later addition to the dwelling. The combined width would also be greater than half the width of the of the original dwellinghouse.

With the above in mind, the proposed extension would exceed the limitations and conditions of A.1 of the General Permitted Development Order 2015, notably A.1(j)(iii), and thus the development would not represent permitted development. Prior approval is therefore refused.

Recommendation: Prior Approval REFUSED

Reason for Refusal:

- 1 The proposed rear extension would extend from an existing side/rear extension, forming a wrap-around extension around the original side and rear walls of the dwelling, and would adjoin another previous side extension of the dwelling. The entirety of the resulting extension would result in a side extension, as well as a rear extension, that would have a width which would exceed more than half the width of the original dwellinghouse. The development is therefore not permitted under Class A (j)(iii) and (ja) of Part 1 within 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/26/0464

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

Plan Type	Description	Drawing Number	Received Date
Site plan		NONE	16.03.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 16/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026