DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1803
Colt Farm, Burnthouse Lane, Lower Beeding, West Sussex, RH13 6NN

DESCRIPTION:
Prior Approval for the erection of a single-storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 4.00m and an eaves height of 3.00m

RELEVANT PLANNING HISTORY:

DC/19/0930	Change of use of agricultural land to residential land.	Application Permitted on 26.11.2019
DC/23/0723	Prior Approval for the erection of a single-storey rear larger home extension, which would project 8m from the rear elevation, comprising a maximum height of 4m and an eaves height of 4m	Prior Approval Required and REFUSED on 28.06.2023

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
None received

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.

The proposed depth of the extension would meet the limitation set out in Class A, A.1 (g), extending 8m metres from the rear, comprising an eaves height of 3m and a maximum height of 4m.

The property is not on Article 2(3) land and permitted development rights have not been removed as part of an earlier planning application on the site.

There were no planning objections received from neighbours and it is not therefore necessary to consider the impact on neighbouring amenity.

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)). For the purposes of permitted development, and as confirmed in the Permitted Development Technical Guidance, it is the whole of the enlarged part of the dwelling that is taken into account. Based on the information submitted there is no evidence at this stage that the development would not be capable of meeting the conditions, limitations or restrictions of Class A. For this reason, prior approval is not required.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT
In order for the proposal to be lawful under permitted development all requirements of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, must be met (which is attached). At this stage it is not apparent whether the development would accord with limitation (b) (of the attached) as the extent of the residential curtilage and how this relates to surrounding land is not clear. For absolute confirmation of whether a scheme meets the requirements, it is strongly advised that you submit a Lawful Development Certificate, the details of which can be found at https://www.horsham.gov.uk/planning/apply-for-planning-permission.

Plans list for: DC/23/1803
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	27.09.2023
Supporting Statement	OS Area Map	NONE	27.09.2023
Block plan		NONE	27.09.2023
Photos	Front door	NONE	27.09.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 31.10.2023

Authorising Officer sign/initial Guy Everest Date: 08.11.2023