



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1012

Kerves Farm Cottage, Kerves Lane, Horsham, West Sussex, RH13 6RJ

DESCRIPTION:

Construction of dormers in rear roof elevation. (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

DC/13/1328 Conversion of garage into living accommodation with single storey and two storey extensions including dormers Application Permitted on 03.10.2013

SITE LOCATION & APPLICATION DESCRIPTION

The application site comprises a detached residential property known as Kerves Farm Cottage, Kerves Lane. The site is not within a conservation area and there are no Article 4 Directions or extant Enforcement notices covering the site.

PLANNING ASSESSMENT

The main consideration is whether the proposed development fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Whilst there is planning history for the wider site, the only applicable planning history relating to this property is DC/13/1328. With this in mind, no previous consents have imposed conditions that have removed permitted development rights or prevent the property from being extended or altered.

Class B – The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1 Development is not permitted by Class B if -

Criteria		Yes	No
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	☐	☒
Not applicable			
(b)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	☐	☒
The submitted plans show that the proposed dormers will not exceed the highest part of the existing roof and therefore is compliant with criteria (b).			
(c)	any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal	☐	☒

	elevation of the dwellinghouse and fronts a highway;		
The proposed dormers would be located on the west elevation, which faces Kerves Lane, however, this elevation is not considered to be the principal elevation as it does not contain the main architectural features. These are located on the east elevation, which is considered to be the front of the house. Furthermore, the distance between the house and the highway is 7 metres, with intervening land and buildings and as such, this elevation is not considered to front a highway.			
(d)	the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than - (i)40 cubic metres in the case of a terrace house, or (ii)50 cubic metres in any other case;	☒	☐
B.3, Interpretation of Class B, confirms that “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not. The original roof space is shown on the approved plans under application DC/13/1328. That permission also granted enlargements to the original roof space. In accordance with paragraph B.3, these enlargements must be included when calculating the resulting roof space. Therefore, the volume of the enlargement approved under DC/13/1328, together with the existing dormer and the proposed dormers, has been assessed. The applicant has supplied volume calculations, confirming the resulting roof space will be 45.07m³. The Council has reviewed the submitted volume calculations and undertaken its own assessment, as set out below. Extension Prism Volume – Length x height x width ÷ 2 7.24 metres x 2.5 metres x 3.3 metres, ÷ 2 = 29.8m³ Hip to Gable Element - Half Base x height x 1/3 of extended ridge 3.6 metres x 3.3 metres x 0.8 metres = 9.5m³ Existing Dormer: Height – 1.29m Depth – 1.54m Length – 2.32m Total = 2.30m³ Proposed Dormers (left to right): Dormer 1 – Height – 1.36m Depth – 1.2 m Length – 3.10 m Total = 2.53m³ Dormer 2 – Height – 1.36m Depth – 1.2 m Length – 1.60 m Total = 1.31m³ Dormer 3 – Height – 1.36m			

Depth – 1.2 m Length – 3.10 m Total = 2.53m ³ Total volume calculation – 47.97m ³ Whilst the council's calculations differ to those provided by the applicant, the above confirms that volume remains below 50m ³ and as such, the proposed development conforms with B.1 (d).			
(e)	(i)the construction or provision of a verandah, balcony or raised platform, or (ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	☐	☒
The proposed development does not propose any of the above and is therefore compliant with criteria (e).			
(f)	the dwellinghouse is on article 2(3) land	☐	☒
Not applicable			
(g)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) or	☐	☒
Not applicable			
(h)	the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	☐	☒
Not applicable			

B.2 Development is permitted by Class B subject to the following conditions -

	Yes	No	N/A	
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	☒	☐	☐
The proposed materials, including timber cladding and a singleply roof, are present on the existing dwellinghouses and as such, the proposal complies with the above criteria.				
(b)	the enlargement must be constructed so that- (i)other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension- (aa)the eaves of the original roof are maintained or reinstated; and (bb)the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii)other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and	☐	☐	☒

The submitted plans show that the eaves of the original roof are to be maintained/reinstated, with the dormers sited above the 0.2 metres from the eaves requirement and the dormers do not extend beyond the outside face of any external wall of the original dwellinghouse. As such, the proposal complies with the above criteria.				
(c)	any window inserted on 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.	☐	☐	☒
The submitted plans do not show any windows present, with the submitted Planning Statement confirming any openings, if undertaken, will be located on the roof of each dormer.				

Other Matters:

11 letters of representation from the 2 addresses have been received, objecting to the proposal. These objections are summarised below:

- The proposed dormers exceed the cumulative 50 cubic metres under the Class B limits
- Impacts on private gardens at Kerves Barn and Kerves Farmhouse
- Lack of information to confirm compliance with all Class B conditions
- Ownership and subdivision history reinforces the need for clear baselines
- Applicant has not provided clear calculations, in which the burden of the proof is on the applicant
- The dormers would detract from the character and appearance of the area and existing building
- Overbearing impact of the dormers on the neighbouring properties
- Overdevelopment of the site
- Questions raised whether windows are proposed and their impact on the neighbouring properties
- Increase in lighting will impact wildlife and the rural character of the area
- Land Registry for the site has not been updated; therefore, the council cannot issue a decision until they are satisfied the correct ownership, site extent and lawful planning unit has been established
- Presence of covenants
- Dormers will be installed on a roof slope which faces a highway

Where the matters raised above are not addressed within the Planning Assessment of this report, they are not considered relevant to the determination of this Lawful Development Certificate application. The application undertakes a legal assessment only, to establish whether the proposed development constitutes permitted development in accordance with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. The planning merits of the proposal are not a material consideration, matters raised such as; the presence of covenants, amenity issues on neighbouring properties, ownership queries and overdevelopment.

Recommendation: Application Permitted

Conditions:

- 1 The development would be permitted by Class B of Part 1 within Schedule 2 of the Town and Country (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/26/1012

(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
Elevation & Floor plan	Existing Elevations and Floor Plan	PL/670/01	24.06.2026
Elevation & Floor plan	Proposed Elevations and Floor Plan	PL/670/02	24.06.2026
Block plan	Block Plan	PL/670/03	02.06.2026
Location plan	Location Plan	PL/670/04	24.06.2026
Supporting Statement	Planning Statement	NONE	06.08.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 26/08/2026

Authorising Officer sign/initial Tamara Dale Date: 27/08/2026