



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0997

Columbine, Bracken Lane, Storrington, West Sussex, RH20 3HS

DESCRIPTION:

Replacement of non permeable tarmac driveway with new permeable asphalt surface including new sub base (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

DC/06/0017	Single-storey rear extension	Application Permitted on 28.02.2006
T/40/92	Replacement 1 x 5-bedroomed house & integral double garage and new access Site: Red Bungalow Bracken La Storrington	Application Permitted on 17.03.1993
T/14/92	Replacement 1 x 4-bedroomed detached house with integral double garage & new vehicular access Site: Red Bungalow Bracken La Storrington	Application Permitted on 19.08.1992

SITE LOCATION & APPLICATION DESCRIPTION

The application site comprises a detached dwelling accessed from the west side of Bracken Lane within the Storrington BUAB. The site is not within a conservation area and there are no Article 4 Directions covering the site.

PLANNING ASSESSMENT

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

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

Permitted development

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

The proposed replacement surface is within the curtilage

Development not permitted

F.1 Development is not permitted by Class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use).

Development is not permitted by Class F if—

- (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).**

Permission hasn't been granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use) and hasn't been built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

F.2 Development is permitted by Class F subject to the condition that where—

- (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 hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and would exceed 5 square metres. The details provided confirm that the surfacing is to be laid using Superdrain Asphalt, which is a porous material. The proposal would therefore meet the above.

Recommendation: Application Permitted

- 1 The development would be permitted by Class F 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/26/0997

(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	Existing and Proposed Plans	26619 / PD100	19.06.2026

