

From: Planning@horsham.gov.uk
Sent: 27 July 2026 09:24
To: Planning
Subject: Comments for Planning Application DC/26/1012
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/07/2026 9:23 AM.

Application Summary

Address:	Kerves Farm Cottage Kerves Lane Horsham West Sussex RH13 6RJ
Proposal:	Construction of dormers in rear roof elevation. (Lawful Development Certificate - Proposed).
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	Kerves Farmhouse Kerves Lane Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Addendum - Highway Access

Dear Sir/Madam,

Further to our primary objection PDF letter regarding application DC/26/1012, we formally submit this technical addendum to address an absolute statutory barrier under Class B.1(b) of the General Permitted Development Order (GPDO).

1. Absolute Statutory Breach: Elevation Faces a Highway

Under Class B.1(b) of the GPDO, a roof extension is strictly barred from being Permitted Development if it extends beyond the plane of any existing roof slope which faces a highway.

While the applicant's drawings (Plan No: PL/670/02) label the proposal as a "West (rear) roof elevation", this specific roof plane legally and factually faces the public highway of Kerves

Lane. A straight perpendicular line drawn outward at a 90-degree angle from this target roof slope points directly across the plot toward the street.

2. Rejection of the "Visual Screening" Argument

We anticipate the applicant's agent may attempt to argue that the intervening structure of Kerves Barn (located in the foreground) screens the development from view. This argument fails on both legal and factual grounds:

a) The Legal Principle: Established planning guidance confirms that "facing a highway" is a matter of fixed geometric orientation rather than complete visual occlusion. A roof slope does not cease facing a road simply because independent structures or boundaries sit between the house and the highway.

b) Factual Basis: As demonstrated by photographic evidence taken directly from Kerves Lane (previously provided by email). Standing on the public highway (Kerves Lane), the West roof slope of Kerves Farm Cottage is clearly, directly, and fully visible through the open visual gap directly over the boundary and driveway of our property, Kerves Farmhouse. As this roof slope directly fronts and is fully visible from the public highway (Kerves Lane) across the Kerves Farmhouse driveway gap, the development fails the mandatory criteria of Class B.1(b).

In summary Permitted Development rights do not apply, and we respectfully request that Horsham District Council refuse to issue the Lawful Development Certificate.

Yours faithfully,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

[REDACTED]

From: [REDACTED]
Sent: 27 July 2026 11:22
To: Planning
Cc: [REDACTED]
Subject: Fwd: Comments for Planning Application DC/26/1012

Categories: Comments Received

Dear Planning

Before the comments are made public - please can I amend the typo; reference should be made to Class B.1.(c) not Class B.1(b).

Kind regards
[REDACTED]

Class B – additions etc to the roof of a dwellinghouse

Permitted development

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

Development not permitted

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

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class **[F1 G,]** M, **[F2 MA,]** N, P **[F3, PA]** or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (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;
- (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;
- (e) it would consist of or include—
 - (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;
F4...
- (f) the dwellinghouse is on article 2(3) land **[F5. F6 1]**