

West Facade of the dwelling house



Part of rear facade and west side elevation Garage



Space between main house and garage (rear view)



Space between main house and garage (front view)

4. Proposed Works

The aim of the proposed works is to connect the main dwelling house with the garage by creating a side extension that will allow the family to go directly from the garage to their home.

The side extension is one storey high, with a pitched roof that matches the slope of the existing pitched roof of the garage. The front face and pitch roof of the extension is aligned with the north wall and roof of the existing garage and does not extend beyond the front facade of the main dwelling house. The rear face of the side extension is aligned with the rear facade of the main dwelling house and it is therefore set back from the rear elevation of the garage.

The materials and features of the side extension will match those of the existing house and garage. The new facades will have the same red-brown facing brick finish, with red clay roof tiles. The side extension will have 2 new windows, one in the front elevation and one in the rear elevations.

In addition, a new window is inserted in the east elevation of the main house to improve the natural lighting of the existing dining room. Two new garage personnel doors will also be installed, one in the north elevation of the existing garage to give the family access to the garage from the front garden and another door in the side west elevation of the existing garage to have direct access from the garage to the rear garden.

All new external windows and doors will match the style of the existing windows and doors as french casements.

The proposed works also include the installation of a new Air Source Heat Pump to make the dwellinghouse more sustainable. The ASHP will be located in the rear facade of the existing house, facing the garden.

All the proposed works above are located within the boundary line of the property and are not adjacent or in close proximity to any party fence or walls with adjoining properties.



Proposed Extension - Northeast aerial view



Proposed Extension - Southwest aerial view

5. Planning History

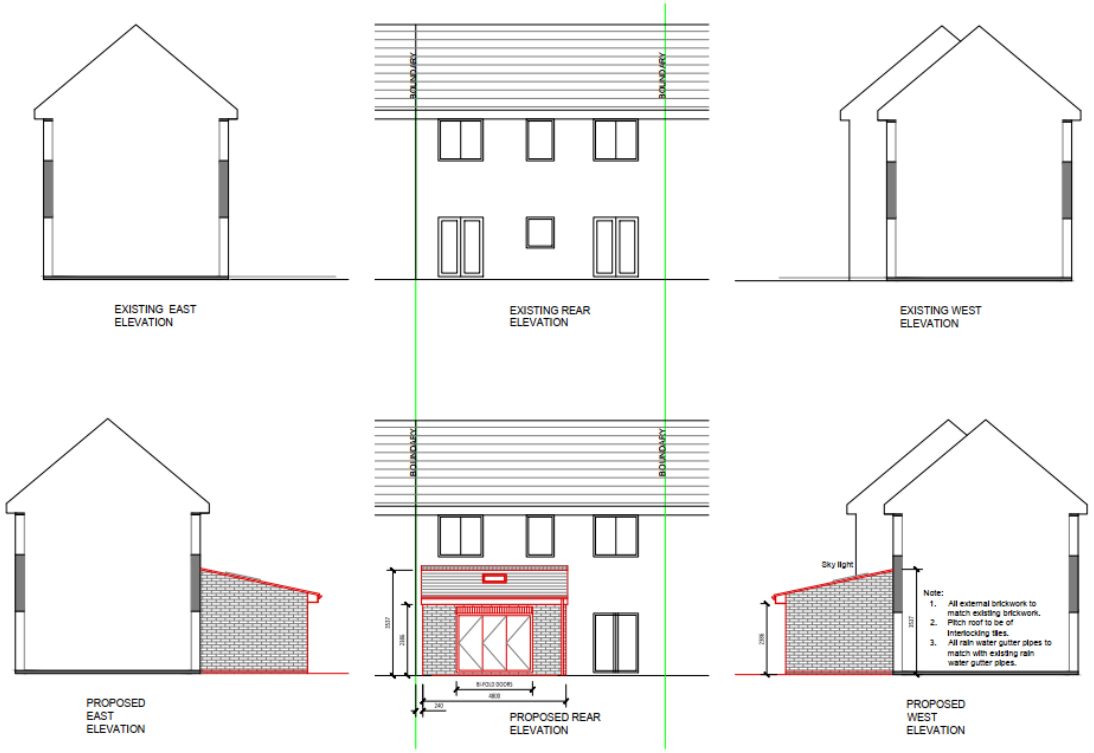
The application site comprises a dwellinghouse and a garage that were constructed in 2013. No extensions and/or alterations have been carried out to the dwellinghouse since it was first built that would require a planning application approval.

This planning application for a Lawful Development Certificate for a Proposed Use will be the first application to be submitted under 77 Meadow Drive, Henfield, BN5 9FG.

6. Planning Precedents

The existing house was part of a New Build Parsonage Farm development that consisted of 130 dwellings. Since the completion of the development, there have been several planning applications of private properties seeking to alter or extend their dwelling house.
Some of the applications are referenced below as precedents to the current planning application. The referenced applications were granted planning approval.

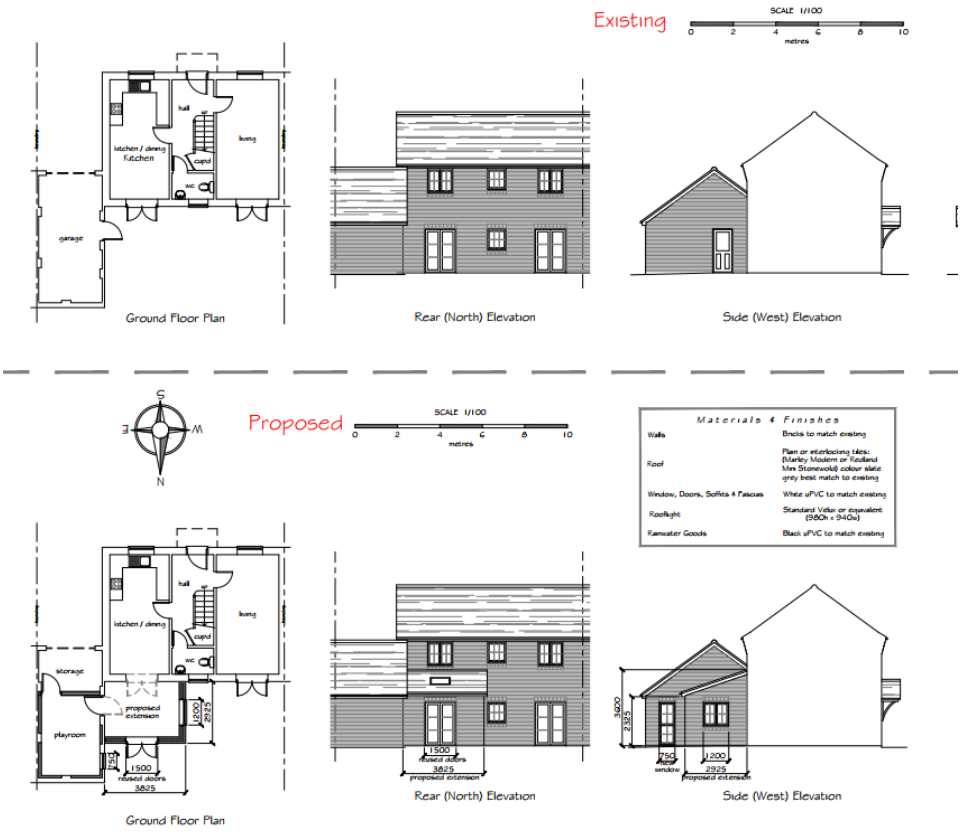
PDC/17/1747 - 2 Hudson Way, Henfield, West Sussex, BN5 9FD
Erection of a single storey rear extenion



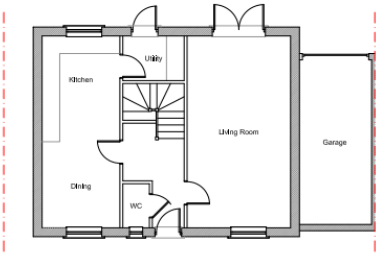
DC/21/0690 - 11 Stag Close Henfield West Sussex BN5 9HG
Erection of a single storey rear extension and installation of a ground floor window to eastern Elevation



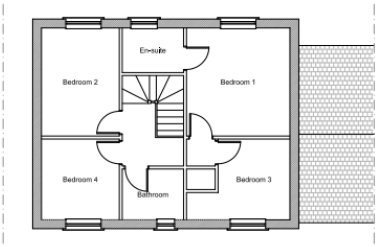
DC/21/1033 - 25 Meadow Drive, Henfield, West Sussex, BN5 9FG
Erection of a single storey rear extension and part conversion of existing garage to habitable living space.



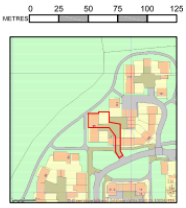
DC/20/0339 - 95 Meadow Drive, Henfield, West Sussex, BN5 9FG
Erection of a single storey rear extension



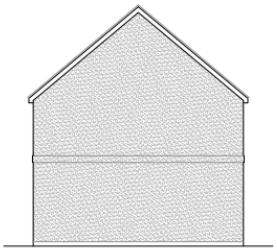
EXISTING GROUND FLOOR PLAN

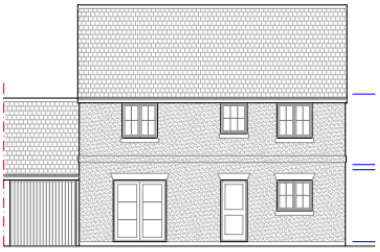


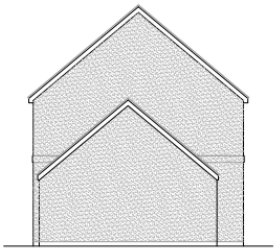
EXISTING FIRST FLOOR PLAN

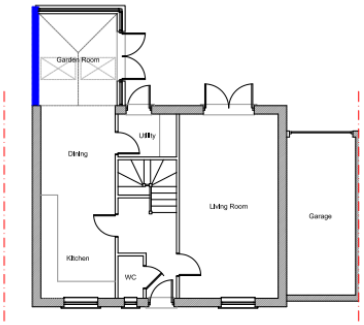


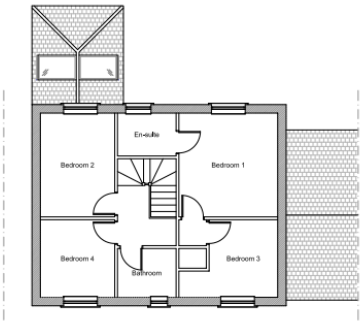
SITE LOCATION PLAN
@ 1:1250

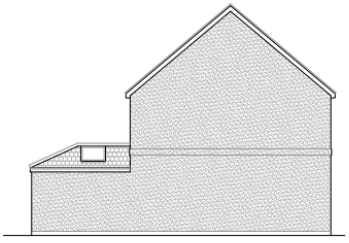

EXISTING LH FLANK ELEVATION


EXISTING REAR ELEVATION

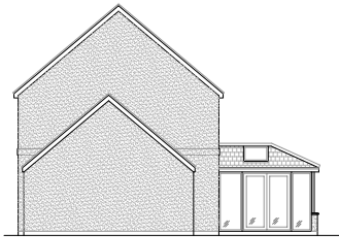

EXISTING RH FLANK ELEVATION






PROPOSED LH FLANK ELEVATION


PROPOSED REAR ELEVATION


PROPOSED LH FLANK ELEVATION

7. Planning Policy

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Council Local Development Scheme

Horsham District Planning Framework

- HDPF 1 - Sustainable Development
- HDPF 25 - District Character and Natural Environment
- HDPF 26 - Countryside Protection
- HDPF 28 - Replacement Dwellings and House Extensions in the Countryside
- HDPF 32 - The Quality of New Development
- HDPF33 - Development Principles
- HDPF 34 - Heritage Assets and Managing Change within the Historic Environment
- HDPF 37 - Sustainable Design and Construction
- HDPF 41 - Parking

Henfield Neighbourhood Plan

- HNP 1 - A Spatial Plan
- HNP 4 - Transport, Access and Car Parking
- HNP 12 - Design Standards for New Development

Henfield Parish Design Statement

8. Permitted Development Assessment

This application is submitted to obtain a Lawful Development Certificate for a Proposed use or operation.

The following information has been enclosed together with the application:

Description	Document Number	Scale
Block Plan	IMA-24002-00001 Rev 003	1:250
Existing Roof Plan	IMA-24002-01100 Rev 003	1:50
Existing Ground Floor Plan	IMA-24002-01101 Rev 004	1:50
Existing North and South Elevations	IMA-24002-01200 Rev 003	1:50
Existing East, West and Garage Elevations	IMA-24002-01201 Rev 003	1:50
Existing Sections	IMA-24002-01300 Rev 003	1:50
Proposed Roof Plan	IMA-24002-10100 Rev 004	1:50
Proposed Ground Floor Plan	IMA-24002-10101 Rev 005	1:50
Proposed North and South Elevations	IMA-24002-10200 Rev 003	1:50
Proposed East, West and Garage Elevations	IMA-24002-10201 Rev 004	1:50
Proposed Sections	IMA-24002-10300 Rev 003	1:50
Proposed Extension Details	IMA-24002-10501 Rev 002	1:25
Planning, Design & Access Statement	This document Rev 003	NA

Assessment

The proposed works for the erection of a *"Pitched one storey side extension between the existing residence and garage, including the insertion of new doors and windows in the front and rear elevations"* falls within **Class A** of the Permitted development rights for householders.

- **Class A:** covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors.

Criteria		Yes	No
A.1	**Development is not permitted by Class A if –**		
(a)	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 (change of use)	☐	☑
(b)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) Site Area 438m^2 Gross External Areas: Existing house 66m^2 Existing garage 40m^2 Curtilage 332m^2 Existing outbuilding 5.5m^2 New extension 9.5m^2	☐	☑
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse Existing house ridge height: 8.82m Existing garage ridge height: 5.26m Proposed extension ridge height: 4.00m	☐	☑
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse Existing house eaves height: 4.95m Existing garage eaves height: 2.25m Proposed extension eaves height: 2.25m	☐	☑
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	☐	☑
(f)	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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other	☐	☑

Criteria		Yes	No
	dwellinghouse, or (ii) exceed 4 metres in height		
(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 dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	☐	☑
(h)	the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	☐	☑
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	☐	☑
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse	☐	☑
(k)	it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	☐	☑
A.2	**In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -**		
	Not Applicable. The site is not located on article 2(3) land		
A.3	**Development is permitted by Class A subject to the following conditions—**		
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction	☑	☐

Criteria		Yes	No
	of the exterior of the existing dwellinghouse		
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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 Not Applicable	☐	☐
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse Not Applicable	☐	☐

9. Design Assessment

Character
The design of the side extension reflects the architectural style of the existing dwellinghouse, preserving the character of both the existing house and the neighbourhood. The side extension will have the same red-brown facings bricks and red clay tile roofs as the existing house and garage. New doors and windows will match the existing windows and doors. The aim is to create a side extension that will sit naturally next to the main house and will not adversely impact the views from the communal streets and adjacent properties.

Roof
The side extension will have a pitched roof that matches the slope of the pitched garage roof, but with a lower ridge line in order to preserve the hipped gable end of the existing garage building. The pitched roof of the side extension will be symmetrical, with the eaves at the same height in both the front and rear elevations. The same red clay tiles will be used in the roof of the extension.

Windows and Doors
The existing house has white frame double glazed PVCu french casement windows. This style will be replicated in the new extension by adding a new window to each front and rear elevations of the new extension.

A new window, also to match the existing windows, will be inserted in the east elevation of the existing house. This new window will bring more natural light into the dining room which is currently facing north and not getting sufficient light.

Two new garage personnel doors will be installed in the existing garage building. One door will be installed in the north facade of the garage, giving access to it from the front garden. The second new door will be installed in the west facade of the existing garage, to give direct access from the garage to the rear garden. These new doors will match the existing personal garage door, which is white frame PVCu frame with steel door and half glazed with opaque panes.

Materials

The aim is to match all new proposed materials to the existing materials as closely as possible. Brickwork is red-brown in colour, to match the existing brick in the main dwellinghouse. The pitched roof will be finished with clay tiles to match the existing roof. New windows and doors will be double glazed with PVCu white frames and be french casement.

Sustainability

The existing dwelling house is built using timber frame technology, which has improved insulation and airtightness meaning a reduction in heating costs. The new side extension will follow the same strategy of using a timber frame, but with improved U-values to achieve current regulations “Approved Document L, Conservation of fuel and power, Volume 1: Dwellings, 2021 edition incorporating 2023 amendments”.

Furthermore, it is proposed to install a new Air Source Heat Pump to generate renewable energy heating in the property. The existing house already has solar panels in the main pitched roof and a home storage battery. Adding the new ASHP to the rear garden shows the desire of the family to be as sustainable as possible and to add their bit against climate change.

10. Access Assessment

Front Access

The front door of the house is retained as existing and it will remain as the main entrance to the dwellinghouse.

Garage Access

The current existing personnel door access to the garage will get blocked due to the erection of the side extension. Therefore two new doors are proposed to be installed in the existing garage. The first new door in the north facade will give access to the garage from the main elevation of the house. The second new door will give access from the garage to the rear garden. The insertion of these two new doors will give the family the same garage accessibility that would have otherwise been lost due to the removal of the existing door.

Car Parking

The existing garage is retained in its use. There will be no requirement for additional off-road car parking. Access to the garage by car remains as existing. The application does not seek any alterations to vehicle access routes.

11. Conclusion

The new side extension conforms with the national, local and neighbourhood design policies and it does not exceed any of the limitations set out in the “Permitted Development Rights for householder: Technical Guideline”

Therefore, a Certificate of Lawful Development or Use (proposed) should be obtained, which allows the improvement or extension of homes without the need for a Householder Planning Application.