Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0517
18 Ashleigh Road, Horsham, West Sussex, RH12 2LF

DESCRIPTION:
Installation of hip to gable roof extension (Lawful Development Certificate - Proposed)

SITE:
The application site comprises a detached two storey dwelling located on the easter side of Ashleigh Road within the built up area of Horsham.

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

	Yes	No
Article 2(3) Land	☐	☒
PD rights removed on previous permission	☐	☒

ASSESSMENT:

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.

B.1 Development not permitted:-

Criteria		Yes	No
(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);	☐	☒
(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 (i) 50 cubic metres in any other case;	☐	☒

Each extended gable would have a volume of approximately 21.5 cubic metres, with both therefore within the permitted 50 cubic metres.			
(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;	☐	☒
(f)	the dwellinghouse is on article 2(3) land.	☐	☒
(g)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).;	☐	☒
(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).	☐	☒

B.2 Development is permitted by Class A 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;	☒	☐	☐
(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;	☒	☐	☐
(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.	☒	☐	☐

A side gable would necessitate the removal of an existing chimney set slightly behind the front projecting section of the dwellinghouse. It has been established in appeal decisions that the

removal of a chimney can constitute an alteration in the manner envisaged by Class G, and no conflict with the relevant criteria has been identified.

It is noted that 2 representations were received as part of the application process, objecting to the proposed extensions for the following reasons:-

- Loss of historic character and symmetry to the historic buildings, which are locally listed.
- Loss of light.
- Loss of privacy.

A further 2 representations (from the same address) were received noting that a tree had been felled in the rear garden and that earth was being removed, querying the intended purpose.

While these representations are noted the consideration of this proposed lawful development certificate is limited to the criteria set out above from the GPDO. It is not therefore possible to further consider design or amenity considerations, with the scope of the proposed works as set out in the description.

Recommendation: Application Permitted

Reason:

1 The development would be permitted by Classes B and G of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

NOTE TO APPLICANT
The applicant is advised that in order to constitute permitted development the following conditions must be met: -

- 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; and

- The first floor windows to the extended side gables 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.

Plans list for: DC/24/0517

(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	03.04.2024
Block plan		NONE	08.04.2024
Elevation & Floor plan	As existing	1282-01 REV A	03.04.2024
Elevation plan	As proposed	1282-10	03.04.2024

Supporting Docs	Verification of evidence	NONE	03.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.05.2024

Authorising Officer sign/initial Guy Everest Date: 03.06.2024