Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1540
1 Rosemary Avenue, Steyning, West Sussex, BN44 3YS

DESCRIPTION:

The proposal seeks an existing lawful development certificate to confirm that the replacement fences erected did not require planning permission at the time of their erection.

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

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

ASSESSMENT:

Planning (General Permitted Development) Order 2015 (as amended)
Schedule 2, Part 2, Class A – gates, fences, walls etc

Permitted Development

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted if:

Criteria		Yes	No
(a)	the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed— (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons; (ii) in any other case, 1 metre above ground level	☐	☒
(b)	the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	☐	☒
(c)	the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former	☐	☒

	height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or		
(d)	it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.	☐	☒

Recommendation: Application Permitted

Reason for Approval:

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

DELEGATED

Case Officer sign/initial J.Burrowes Date: 07/11/2023

Authorising Officer sign/initial RHERMITAGE Date: 19.01.2024