Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0939
73 Charlock Way, Southwater, West Sussex, RH13 9GZ

DESCRIPTION:

Loft conversion with rear dormer (Lawful Development Certificate - Proposed).

RELEVANT HISTORY:

DC/06/1239	FUL	2-storey rear extension	Permitted	11-07-2006
DC/11/1657	CPL	Construction of new single storey rear extension plus new garden gate between extension and existing garage, new rainwater pipe connected into existing surface water drain or connected to new soak away in garden (Lawful Development Certificate - Proposed)	Permitted	22-09-2011
DC/16/0612	HOUS	Erection of a rear extension and first floor roof dormer with an increase in the ridge height to the existing detached double garage	Permitted	25-05-2016
DC/16/1364	HOUS	Proposed rear extension to the existing detached garage and the removal of the existing wooden boundary fence and the construction of new brick boundary wall.	Permitted	22-08-2016

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;	☐	☒
	H – 2.50 x 7.9m x 3.62 = 71.495 / 2 = 35.75 m – dormer (+ 6.35 cubic meters with 2 storey rear extension)		
(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 B 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.	☐	☐	☒

Recommendation: Application Permitted

Reason for Approval:

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

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 03/07/2024

Authorising Officer sign/initial Tamara Dale Date: 15/08/2024