

**Kerves Fam Cottage, Kerves Lane
Horsham, West Sussex, RH13 6RJ.**

**Supporting Statement to Accompany the Application
for a
Certificate of Proposed Use or Development ,**

1.0 Introduction;

1.1, a certificate of Lawful Proposed Use or Development is sought from Horsham District Planning Authority under Section 192 of the Town and Country Planning Act 1990 to confirm that the proposal to insert 3 dormers in the rear roof structure serving the property Kerves Farm Cottage to provide more usable living area by extending the roof vertically to create more headroom and floor space is permitted development.

1.2, typically a dormer is viewed as a fixed structure that projects vertically from a sloping roof, containing though not always a window. A dormer can be considered permitted development, meaning no planning permission is needed, if the structure/s meet specific rules which are set out in Class B ;Permitted Development Rights (Part 1, Schedule 2 of The Town and Country Planning order 2015);

- a) to be permitted development, any additional roof space created must not exceed 50 cubic metres for a detached property, previous roof space additions must be included within this volume increase.
- b) the dormer extension must not be in the principal elevation and front a highway,
- c) materials should be similar in appearance to the existing property,
- d) no part of the extension to be higher than the highest part of the existing roof,
- e) the dormer extension must be set back no less than 20cm from the original eaves.

2.0 Matters for Consideration;

2.1 the current application property came into existence by virtue of the permission DC/13/1328 which did not remove the permitted development rights afforded to it under the TCP (GDP)(England) Order 2015. As a result of the property's orientation, the dormer development is considered to be permitted development if it is located in its western rear

elevation, as this does not directly face onto a highway and is not the property's principal elevation, this being its eastern elevation which directly faces onto the main curtilage serving the property.

2.2 the gable extension located on the property's eastern front elevation is higher than the existing roofline therefore this required planning permission, likewise the dormer situated in the south-east roof slope of the main building was also allowed as part of the original DC/13/1328 permission, this therefore formed part of the original permitted application scheme and does not form part of the original permitted development rights that the permitted dwelling enjoys. It is therefore believed the application property being detached still enjoys its 50 cubic metre volume allowance.

2.3 having therefore not spent any of the property's permitted development allowance this enables dormers to be considered in the rear roof elevation of up to 50 cubic metres, those which are covered by this application for a certificate of Proposed Use or Development amount to no more than 9 cubic metres and are well within the scope and extent permitted by Class B.

3.0 The Scheme;

3.1 to support the application the following details are presented ;

a) block plan of a scale 1:500 & location plan of a scale 1:1250, these explain the property's orientation, its relationship with adjoining properties, and confirm the dormer development is positioned in the rear roof elevation which does not front any highway.

b) first floor existing plan and elevation plan details of the property, scale 1:100.

c) proposed first floor plan and elevation plan details of the property, scale 1:100.

3.2 the west elevation details shows the insertion of 3 individual dormers, their construction will use materials similar to those used in the existing property. No windows are to be inserted in the side elevation, any openings if undertaken will be in the top of each dormer.

3.3 the floor plan shows the further usable living area that the dormers will provide, they ensure both the bedroom and bathroom can be utilised more freely which the current restricted roof height prevents.

4.0 Conclusion;

4.1 sufficient evidence has been provided that illustrates that the property has not spent its PD rights when it came into existence by virtue of the permission DC/13/1328. The

substantial alterations permitted at that time all required and received planning permission.

4.2 the judgement to be made is based solely on the facts which are now presented in that ;

*the dormers are to be positioned in the rear and not the principal /front elevation and do not front a highway

*the dormers in each instance do not go higher than the existing roof /ridge line ,

*they are set back 20cm from the existing eaves ,

* all materials will match /be similar to those on the existing property,

AND IMPORTANTLY,

They total 9 cubic metres in volume usable area ,well below the permitted development volume allowance of 50 cubic metres that the property benefits from.

4.3 we respectfully request that a certificate of Proposed Use or Development is issued acknowledging that the dormer scheme is permitted development .

Beauforte Planning;

MAY 2026,