Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0323
White House, Storrington Road, Thakeham RH20 3EQ

DESCRIPTION:
Erection of an outbuilding (Lawful Development Certificate - Proposed).

RELEVANT HISTORY:

DC/20/0235	Variation of Condition 1 to previously approved application DC/19/1164 (Erection of 2.No detached two storey dwellings together with associated vehicular access onto Storrington Road, car parking and landscaping) Amendment sought installation of panels of cladding to front elevations and installation of air source heat pumps on southern elevations	Application Permitted on 01.04.2020
DC/19/1164	Erection of 2.No detached two storey dwellings together with associated vehicular access onto Storrington Road, car parking and landscaping	Application Permitted on 21.08.2019

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

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

ASSESSMENT:
It is noted that a representation has been received as part of the application process, objecting to the development for the following reasons: -

- The outbuilding is disproportionately large for the site and would dominate adjacent properties.
- The siting would be improved by rotating the outbuilding 90 degrees.
- The removal of existing storage containers should be a pre-commencement condition.
- Future possible use of the outbuilding should be controlled to prevent potential impacts.

The above representation has been taken into account so far as is possible for an application of this type.

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Permitted development

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

The proposed outbuilding has a substantial footprint, both as an outbuilding and in relation to the dwellinghouse. It was established in Emin v Secretary of State for the Environment and Mid Sussex District Council [1989] JPL 909 that there is a need to consider whether "the nature of the activities carried out in the proposed building ensure they are incidental or conducive to the very condition of living in the dwellinghouse." It goes on to say that "the physical sizes of buildings could be a relevant consideration in that they might represent some indicia as to the nature and scale of the activities." As such while size is an important consideration, it is not conclusive, and it must also be considered whether the nature of the use would be incidental.

The layout and overall design of the outbuilding is considered to be commensurate for its intended purpose, which given the layout of the dwellinghouse could not reasonably take place elsewhere on the site. The outbuilding would occupy a small proportion of the sizeable plot, the majority of which would pride outdoor amenity space, and would have a reasonably close, direct relationship with the house. As a single storey building, its character, size and use would all be subservient to the 2-storey house. Taking all these matters into account, it is considered that the outbuilding is not excessive in size of the intended purposes, the scale and nature of which would be incidental to the enjoyment of the dwellinghouse as such.

E.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)	the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	☐	☒
(c)	any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	☐	☒
(d)	the building would have more than a single storey;	☐	☒
(e)	the height of the building, enclosure or container would exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case;	☐	☒
(f)	the height of the eaves of the building would exceed 2.5 metres;	☐	☒

(g)	the building, enclosure, pool or container would be situated within the curtilage of a listed building;	☐	☒
(h)	it would include the construction or provision of a verandah, balcony or raised platform;	☐	☒
(i)	it relates to a dwelling or a microwave antenna;	☐	☒
(j)	the capacity of the container would exceed 3,500 litres.	☐	☒
(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

		Yes	No	N/A
E.2	In the case of any land within the curtilage of the dwellinghouse which is within— (a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	☐	☐	☒

E.3 The application site is not article 2(3) land.

Recommendation: Application Permitted

Reason:

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

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 13.06.2025