Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1982
1 Peary Close, Horsham, West Sussex, RH12 5GD

DESCRIPTION:
Conversion of loft with a rear dormer and front rooflights (Lawful Development Certificate – Proposed)

| | | | Yes | No |
|---|---|---|---|---|
| Detached Dwellinghouse | ☐ | Article 2(3) Land | ☐ | ☒ |
| Semi-Detached / Terrace Dwellinghouse | ☒ | 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—<br>(i) 40 cubic metres in the case of a terrace house, or<br>(ii) 50 cubic metres in any other case; | ☒ | ☐ |
| *The roof has not been previously extended at the application site. The volume of the dormer can be calculated as such:* | | | |

| | | | |
|---|---|---|---|
| *Volume of Dormer*<br>*= Projection x Height / 2 x Width*<br>*= 4.98 x 2.76 / 2 x 6.745*<br>*= 46.35 m3 (rounded to the second decimal place)*<br><br>*The dwellinghouse is an end terrace. The cubic content of the resulting roof space **would exceed** the cubic content of the original roof space by more than 40 cubic metres.* | | | |
| (e) | it would consist of or include—<br>(i) the construction or provision of a verandah, balcony or raised platform, or<br>(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; | ☐ | ☒ | ☐ |
| *No information was provided as to whether the proposed external materials would 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—<br><br>(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—<br>(aa) the eaves of the original roof are maintained or reinstated; and<br>(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<br><br>(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—<br>(i) obscure-glazed, and<br>(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. | ☐ | ☐ | ☒ |
| | | | | |

**Class C** – other alterations to the roof of a dwellinghouse

The proposed front rooflights would be considered against **Class C** (*other alterations to the roof of a dwellinghouse*) and no conflict with the relevant limitations or conditions has been identified.

**Recommendation: SPLIT Decision**

**The operation is LAWFUL for the part that relates to:**

1 Class C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

**The operation is NOT LAWFUL for the part that relates to:**

1 Class B of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

**Reasons:**

**The part that is LAWFUL has been permitted for the following reason:**

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

**The part that is NOT LAWFUL has been refused for the following reasons:**

1 The proposed rear dormer would comprise a cubic volume of more than 40 cubic metres. The proposed development would not therefore be permitted by paragraph B.1(d)(i) of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 No information was provided for the proposed external materials. The proposed development would not therefore be permitted by paragraph B.2(a) of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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**DELEGATED**

Case Officer sign/initial Joshua Lee Date: 11.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 12.02.2025