Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0952
6 Plantation Way, Storrington, West Sussex, RH20 4JF

DESCRIPTION:
Erection of a single storey rear extension (Lawful Development Certificate - Proposed).

RELEVANT HISTORY:

SR/37/64	Bungalow & garage (From old Planning History)	Application Permitted on 08.07.1964
SR/17/64	Site for bungalow & garage (From old Planning History)	Application Permitted on 04.03.1964

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

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

ASSESSMENT:

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse:-

A.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)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	☐	☒

(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	☐	☒
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	☒	☐

The 'Permitted development rights for householders: technical guidance' states that: -

"*For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.*

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height."

The submitted rear elevation drawing shows that the roof of the extension would be sited above the eaves of the existing dwellinghouse. There are no further drawings / sections which suggest the extension would have a parapet roof or other detail which would result in a lowered eaves, and given the siting of window openings and the extent of the height (above the eaves) this is considered unlikely.

The part of the dwellinghouse enlarged is considered to correspond to that covered by a pitched roof. It is noted that the dwellinghouse features an existing later rear projection, with the proposed extension matching the height and form of this existing projection. This existing rear projection would instead form part of the enlarged part of the dwellinghouse (rather than part of the dwellinghouse to be enlarged). The eaves of this existing projection would not therefore prevent any conflict with the above limitation.

(e)	the enlarged part of the dwellinghouse would extend beyond a wall which— (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;	☐	☒
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	☐	☒
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (i) exceed 4 metres in height;	☐	☒
(h)	the enlarged part of the dwellinghouse would have more than a single storey and—	☐	☒

	(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;		
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;	☐	☒
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse;	☐	☒
(ja)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	☐	☒
(k)	it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	☐	☒
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

A.2 The dwellinghouse is not on article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions—

		Yes	No	N/A
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	☒	☐	☐
(b)	any upper-floor window located in 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; and	☐	☐	☒
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far	☐	☐	☒

	as practicable, be the same as the roof pitch of the original dwellinghouse.			

Recommendation: Application Refused

Reason for Refusal:

1 The height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse. The development would not therefore be permitted by Class A(d) 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: 20/08/2025

Authorising Officer sign/initial Guy Everest Date: 27.08.2025