Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1300
6 Faithfull Crescent, Storrington, West Sussex, RH20 4QY

DESCRIPTION:
Demolition of existing conservatory and erection of a single storey rear extension. (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

DC/23/1232	Erection of single storey side extension (Lawful Development Certificate - Proposed)	Application Permitted on 16.08.2023

SITE LOCATION & APPLICATION DESCRIPTION

The application site comprises a detached single-storey dwelling to the south side of Faithfull Crescent within the built-up area of Storrington. There do not appear to be other restrictions placed on permitted development by the original planning permission.

The application proposes a single storey rear extension to the rear southeast elevation of the dwelling, to replace an existing conservatory, and would measure 3.6m in depth, 3.5m in width and with a dual pitched roof with ridge height 3.5m and eaves height of 2.4m.

PLANNING ASSESSMENT

The main consideration is whether the proposed extensions/alterations fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The dwelling was not created through a change of use granted by the GPDO

(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);

It would not

(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;

The proposed extension is single storey with ridge height lower than the main roof ridge

(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 proposed extension of the property does not result in the height of the eaves increasing beyond those of the existing property.

(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;**

The extension is sited to the rear of the 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;**

It would not, the proposed rear extension to the detached dwelling is 3.6m deep, 3.5m wide, and a maximum ridge height of 3.5m.

(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**
- **(ii) exceed 4 metres in height;**

It would not, the proposed extension is not more than 3.6m deep, 3.5m wide and a maximum ridge height of 3.5m.

(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 opposite the rear wall of the dwellinghouse;**

The proposal is single storey

(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;

The proposed height of the eaves of the rear extension is 2.4m.

(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;**

The extension would not exceed 4 metres in height, nor have more than one storey, nor have a width greater than half the width of the original dwellinghouse. Also, the proposed rear extension would not link to an existing extension at the rear of the house.

(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);

The proposed rear extension would not join to a previous rear extension and would not cumulatively 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.**

The proposal does not result in the construction or provision of any of the above

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Not applicable

A.2 The site is not on Article 2(3) land and therefore the conditions under A.2 are not relevant.

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

(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;

It will be constructed with matching brickwork, and roof tiles, with the roof incorporating rooflights, and windows of a design to match the existing on the main dwelling.

(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**

The submission is single storey.

(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.

The submission is single storey.

Recommendation: Application Permitted

Reason for Approval:

1 The development would be permitted by Class A of Part 1 within Schedule 2 of the Town and

Country (General Permitted Development) (England) Order 2015, as amended.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1300

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		202608-HB06 REV P01	13.08.2026
Floor plan	Existing and proposed ground	202608-HB01 REV P01	13.08.2026
Roof plan	Existing and proposed	202608-HB04 REV P01	13.08.2026
Elevation plan	Existing	202608-HB02 REV P01	13.08.2026
Location plan		NONE	13.08.2026
Elevation plan	Proposed	202608-HB03 REV P01	13.08.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 26.10.2026