Horsham District Council

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 21

Suffix:

Property Name:

Address Line 1: Barleycroft

Address Line 2:

Address Line 3: West Sussex

Town/city: Cowfold

Postcode: RH13 8DP

Description of site location must be completed if postcode is not known:

Easting (x): 521218

Northing (y): 122377

Description:

Applicant Details

Name/Company

Title

First name

Jan

Surname

Green

Company Name

Address

Address line 1

21 Barleycroft

Address line 2

Address line 3

Town/City

Cowfold

County

West Sussex

Country

Postcode

RH13 8DP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Sara

Surname

Rudkin

Company Name

Sara Rudkin Architect

Address

Address line 1

5 Thornden

Address line 2

Cowfold

Address line 3

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH13 8AG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

1. Remove conservatory, construct single storey rear extension 3 x 7.35 metres
2. Loft conversion with rear roof extension 23.2 cubic metres
3. Side Garage Extension 1.88 x 6.6 metres
4. New front porch and Relocate front door 3 sq metres

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is a dwelling house built in the 1950s. The proposed single storey rear extension, in the curtilage of the dwelling house, is permitted development under class A of Town and Country Planning (General Permitted Development) Order.
The Loft conversion and Roof extension are Permitted development under Class B - additions etc to the roof of a dwelling house.
The Porch is Permitted development under Class D - porches.
The Extension to the garage is Permitted development under Class E - buildings etc incidental to the enjoyment of a dwelling house.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Green-23-01A Location and site Plans and photos 1-1250 1-200 A2
Green-23-02A Existing Plans sections and elevations 1-100 A2
Green-23-03A Proposed Plans sections and elevations 1-100 A2

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Single storey rear extension 3 m deep is permitted development (PD) under Class A and complies with :-

A1 a. permission for the dwelling house (DH) was not granted as change of use.

b. The buildings will cover less than 50% of the curtilage

c. The extension will not be higher than the highest part of the DH

d. The height of the eaves will be no higher than the eaves of the DH

e. The extension does not extend beyond the front elevation or fronts a highway

f. The extension is single storey and extends 3 m from the rear wall of the DH, and is no more than 4 m high

g. The extension is no more than 6 m deep

h. The extension is not 2 storey

I. The extension is within 2 m of the boundary and is no more than 3 m high

j. The extension is not a side extension

k. The extension does not include a verandah, balcony raised platform; microwave antenna; chimney flue or soil pipe or alteration of the roof

Conditions

A2. The DH is not on article 2(3) land

A3. a. The proposed materials are of similar appearance to the existing DH

b. No first floor side facing window in the extension

c. The extension is not 2 storey

A4. The proposed rear extension does not exceed the limits in paragraph A1. (f)

Loft conversion and Roof extension is PD under class B as it complies with :-

a. As A1a

b. The roof extension will not exceed the ridge height of the existing roof

c. The roof extension will not extend beyond the plane of the existing roof slope at the front

d. The cubic content of the of the resulting roof spaces no more than 50 cu m = 23.2 cu m

e. The extension does not include a verandah, balcony or raised platform; microwave antenna; chimney flue or soil pipe

f. As A2

Conditions

B2 a. The proposed materials are of similar appearance to the existing DH

(i)aa. The eaves of the original DH are to be maintained

bb. The edge of the enlargement close to the eaves is more than 0.2 m from the eaves measured along the roof slope

(ii) The enlargement does not extend beyond any outside wall of the original DH

c. The windows inserted in the side wall of the DH are to be obscured glazing and non opening unless 1.7 m above floor level in the room

The Porch is PD under class D as it complies with:-.

a. As A1a

b. External ground area is less than 3 msq

c. No part of structure is 3 m above ground level

d. Porch will be more than 2 m from the highway boundary

e. DH is not built under part 20 of schedule (new DH)

Extension to garage is PD under Class E as it complies with:-

a. As A1a

b. As A1b

c. As A1e

e. The height of the building will not exceed 2.5 m as within 2 m of the boundary

f. The height of the eaves of the building will not exceed 2.5 m

g. The building is not a listed building

h. Does not include a verandah balcony or raised platform

I. Does not relate to a DH or a microwave antenna

j. Not a container

k. As De

E2 The DH is not

a. An area of outstanding natural beauty

b. The broads

c. National Park

d. World Heritage site.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

DC/24/0153 Decision notice - refuse

Date (must be pre-application submission)

25/03/2024

Details of the pre-application advice received

Planning application DC/24/0153 " Relocation of side entrance door to front elevation. Removal of existing conservatory and erection of a single storey rear extension. Conversion of loft into habitable space including rear roof extension. Single storey side extension to the garage". The application was recommended for approval except for the rear extension which was refused for the following reason:- " The proposed development, due to the scale, depth, siting, and height of the proposed flat roof rear extension, would have an overbearing impact on the living room window serving the adjoined neighbouring property of 23 Barleycroft, and would lead to adverse harm in this regard, contrary to Policy 33 of the Horsham District Planning Framework (2015)".
In a phone conversation with the planning officer the idea of reducing the rear extension in extent from 4.55 m to 3 m would be acceptable and that then all the works could be considered permitted development, for which an application for a certificate of lawful development could be made.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sara Rudkin

Date

28/06/2024