Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1061
58 Ellis Road, Broadbridge Heath, West Sussex, RH12 3GR

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

RELEVANT HISTORY:
N/A

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

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

ASSESSMENT:

The application site formed part of the development in Broadbridge Heath, with reserved matters approval given under ref: DC/12/2202. Condition 16 of this decision states:-

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 1995 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless planning permission has been granted by the Local Planning Authority on application in that respect.

Reason: A more intensive use of the site would be likely to cause congestion on adjacent roads though overflow vehicle parking contrary to policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

The proposal entails development falling within Class A of Part 1 within Schedule 2 of the above Order and would represent an extension of the building. The proposed works would thus not be permitted by the above condition and the proposal would not represent permitted development by virtue of Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

The lawful development certificate must therefore be refused, and it is not necessary to consider the scheme against the limitations and conditions set out in Class A of Part 1 within Schedule 2.

Recommendation: Certificate Refused

Reason for Refusal:

1 The existing dwellinghouse was granted under ref: DC/12/2202. Condition 16 of this decision prevents extensions of the building(s) without the benefit of planning permission. The development would not therefore be permitted by virtue of Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended. The development would therefore require planning permission.

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 31/07/2024

Authorising Officer sign/initial RHERMITAGE Date: 09.09.2024