Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1050
77 Meadow Drive, Henfield, West Sussex, BN5 9FG

DESCRIPTION:
Erection of pitched one storey side extension between the existing residence and garage, including the insertion of new doors and windows in the front and rear elevations and air source heat pump (Lawful Development Certificate - Proposed)

SITE:

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

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

ASSESSMENT:

Works Falling within Part 1 of the GPDO

The certificate seeks confirmation that the erection of an extension to the side of the dwelling would be lawful under Part 1 Schedule 2 of the General Permitted Development Order (GPDO) (2015). The application site formed part of the Parsonage Farm Deer Park development, which was granted outline consent (DC/09/1222) on 13.07.2009. The reserved matters application DC/11/0787 was granted consent on 06.10.2011. Condition 15 of the outline consent reads:

15 *Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D and E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.*

Reason: In the interest of visual amenity and in accordance with Policy DC9 of the Horsham District Local Development

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 relating to the above works 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.

Works Falling within Part 14 of the GPDO

In addition to the works described above, the certificate includes the siting of an air source heat pump under Class G of Part 14 Schedule 2 of the GPDO. The proposed detail, though limited, does not appear to illustrate that the air pump to be installed would exceed the conditions / limitations of Part 14. Provided that the installed pump would meet the MCS planning standards, the works would be lawful.

Recommendation: SPLIT DECISION

The certificate is hereby GRANTED pursuant to the works sought under Class G of Part 14 Schedule 2 of the General Permitted Development Order 2015 (as amended) subject to the following condition:

1 **Regulatory Condition**: The air source heat pump hereby permitted shall comply with the MCS Planning Standards, or an equivalent standard, and shall be retained as such thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The certificate is hereby REFUSED pursuant to works sought under Class A of Part 1 Schedule 2 of the General Permitted Development Order 2015 (as amended) for the following reason:

1. The existing dwellinghouse was given outline approval under ref: DC/09/1222. Condition 15 of this approval prevents development taking place within Classes A, B, C, D and E of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 without express planning consent from the Local Planning Authority first being obtained. The development would not therefore be permitted by Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, and planning permission would instead be required.

Plans list for: DC/24/1050
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	09.07.2024
Block plan		IMA-24002-00001 REV P003	09.07.2024
Design & Access Statement	Part 1 of 2	NONE	16.07.2024
Design & Access Statement	Part 2 of 2	NONE	16.07.2024
Floor plan	Ground, as existing	IMA-24002-01101 REV 004	16.07.2024

Elevation plan	North and South, as existing	IMA-24002-01200 REV 003	16.07.2024
Elevation plan	East, West, and Garage, as existing	IMA-24002-01201 REV 003	16.07.2024
Section plan	Long and Cross, as existing	IMA-24002-01300 REV 003	16.07.2024
Roof plan	As proposed	IMA-24002-10100 REV 004	16.07.2024
Floor plan	Ground, as proposed	IMA-24002-10101 REV 005	16.07.2024
Elevation plan	North and South, as proposed	IMA-24002-10200 REV 003	16.07.2024
Elevation plan	East, West, and Garage, as proposed	IMA-24002-10201 REV 004	16.07.2024
Section plan	Long and Cross, as proposed	IMA-24002-10300 REV 003	16.07.2024
Details plan	As proposed	IMA-24002-10501 REV 002	16.07.2024
Roof plan	As existing	IMA-24002-01100 REV 003	16.07.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 09.09.2024