Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1946
Downsview, New Hall Lane, Small Dole, West Sussex, BN5 9YJ

DESCRIPTION:
Demolition of existing detached outbuilding and erection of a replacement detached outbuilding to provide a home gym and office (Lawful Development Certificate - Proposed).

| | |
|---|---|
| Detached Dwellinghouse | ☒ |
| Semi-Detached / Terrace Dwellinghouse | ☐ |

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

**Class E** – buildings etc incidental to the enjoyment of a dwellinghouse

**Permitted development**

**(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or**

**(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.**

**E.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) | the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); | ☐ | ☒ |
| | | | |
| (c) | any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse; | ☐ | ☒ |
| | | | |

| | | | |
|---|---|---|---|
| (d) | the building would have more than a single storey; | ☐ | ☒ |
| | | | |
| (e) | the height of the building, enclosure or container would exceed—<br>(i) 4 metres in the case of a building with a dual-pitched roof,<br>(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or<br>(iii) 3 metres in any other case; | ☐ | ☒ |
| | | | |
| (f) | the height of the eaves of the building would exceed 2.5 metres; | ☐ | ☒ |
| | | | |
| (g) | the building, enclosure, pool or container would be situated within the curtilage of a listed building; | ☐ | ☒ |
| | | | |
| (h) | it would include the construction or provision of a verandah, balcony or raised platform; | ☐ | ☒ |
| | | | |
| (i) | it relates to a dwelling or a microwave antenna; | ☐ | ☒ |
| | | | |
| (j) | the capacity of the container would exceed 3,500 litres. | ☐ | ☒ |
| | | | |
| (k) | the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). | ☐ | ☒ |
| | | | |

| | | Yes | No | N/A |
|---|---|---|---|---|
| E.2 | In the case of any land within the curtilage of the dwellinghouse which is within—<br><br>(a) an area of outstanding natural beauty;<br>(b) the Broads;<br>(c) a National Park; or<br>(d) a World Heritage Site,<br><br>development is not permitted by Class E if the total area of ground covered by buildings, enclosures,<br>pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed<br>10 square metres. | ☐ | ☐ | ☒ |

| | | Yes | No | N/A |
|---|---|---|---|---|
| E.3 | In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse. | ☐ | ☐ | ☒ |

**Recommendation: Application Permitted**

Reason for Approval:

1 The development would be permitted by Class E of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

NOTE TO APPLICANT: The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Downsview, New Hall Lane, Small Dole as a dwelling and shall not be used as a separate unit of accommodation.

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**DELEGATED**

Case Officer sign/initial JBURROWES Date: 03/02/2025

Authorising Officer sign/initial RHERMITAGE Date: 11.02.2025