Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2001
Woodgate Cottages, Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:
Demolition of existing outrigger. Erection of single storey side and rear extensions (Lawful Development Certificate - Proposed).

SITE:

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

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

ASSESSMENT:
The application relates to both nos. 1 and 2 Woodgate Cottages, which comprise a two-storey semi-detached pair of properties. The proposal entails:-

1 Woodgate Cottage
- Single-storey side and rear extensions

2 Woodgate Cottage
- Front porch
- Demolition of an existing conservatory
- Singe-storey side and rear extensions, the rear extension would adjoin an existing (non-original) rear extension which does not extend for the full width of the dwellinghouse.

The extensions would be contained within the incidental curtilages of each respective property, with the submitted plans showing no overlap. The following assessment is therefore based on each individual dwellinghouse:-

1 Woodgate Cottage

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

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse:-

A.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)	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);	☐	☒
(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;	☐	☒
(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;	☐	☒
(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;	☐	☒
(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;	☐	☒
(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 (i) exceed 4 metres in height;	☐	☒
(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 being enlarged which is opposite the rear wall of that dwellinghouse;	☐	☒
(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;	☐	☒
(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;		
(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);	☐	☒
(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.	☐	☒
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

A.2 The site is not on Article 2(3) land.

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

		Yes	No	N/A
(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;	☒	☐	☐
(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	☐	☐	☒
(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.	☐	☐	☒

2 Woodgate Cottage

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

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse:-

A.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)	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);	☐	☒
(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;	☐	☒
(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;	☐	☒
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which— (iii) forms the principal elevation of the original dwellinghouse; or (iv) fronts a highway and forms a side elevation of the original dwellinghouse;	☐	☒
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— (iii) 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 (iv) exceed 4 metres in height;	☒	☐
The single-storey rear extension to 2 Woodgate Cottage would adjoin an existing non-original rear extension, which does not presently extend for the full width of the original dwelling. The existing extension has a depth of 3.8m, with the proposed extension having a depth of 3m.			
(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— (ii) 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 (v) exceed 4 metres in height;	☐	☒
(h)	the enlarged part of the dwellinghouse would have more than a single storey and— (ii) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (vi) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	☐	☒
(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;	☐	☒

(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— (iii) exceed 4 metres in height, (iv) have more than a single storey, or (vii) have a width greater than half the width of the original dwellinghouse;	☐	☒
(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 single-storey rear extension to 2 Woodgate Cottage would adjoin an existing non-original rear extension, which does not presently extend for the full width of the original dwelling. The combined depth of the combined structure, and therefore the existing and proposed rear extension(s), would exceed 3 metres.			
(k)	it would consist of or include— (iv) the construction or provision of a verandah, balcony or raised platform, (v) the installation, alteration or replacement of a microwave antenna, (vi) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (viii) an alteration to any part of the roof of the dwellinghouse.	☐	☒
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

A.2 The site is not on Article 2(3) land.

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

		Yes	No	N/A
(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;	☒	☐	☐
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (iii) obscure-glazed, and (iv) 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	☐	☐	☒
(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 front porch would meet the relevant limitations and conditions of Class D (the erection or construction of a porch outside any external door of a dwellinghouse).

Recommendation: Split Decision

APPROVE the single-storey side and rear extensions to 1 Woodgate Cottage; and, demolition of the existing conservatory and the single-storey side extension and front porch to 2 Woodgate Cottage, for the following reason:-

1 The single-storey side and rear extensions to 1 Woodgate Cottage, and, demolition of the existing conservatory and the single-storey side extension and front porch to 2 Woodgate Cottage would be permitted by Classes A and D of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

REFUSE the single-storey rear extension to 2 Woodgate Cottage for the following reason:-

1. The single-storey rear extension to 2 Woodgate Cottage would adjoin an existing non-original rear extension. The combined depth of the resulting rear extension would exceed 3 metres which would be contrary to Class A, A.1(f) and (ja) of Class A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 06.08.2024


Pockney's Farm
Rose Cottage
Woodgate Cottages
1
2
IFIELD WOOD
Wood End