DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0753
Brookside Farm, Little Orchard, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

DESCRIPTION:
Prior Approval for the enlargement of existing dwellinghouse thorough the erection of an additional storey resulting in an increase of height of 2.7m.

RELEVANT PLANNING HISTORY:

DC/21/0524	Removal of conditions 4 and 5 from planning permission HF/38/00 (Erection of one bungalow) in order for the dwelling to benefit from permitted development rights for extensions, alterations and outbuildings.	Application Permitted on 18.05.2021
DC/21/1981	Erection of a single storey side and rear extension (Lawful Development Certificate - Proposed).	Application Permitted on 21.10.2021
DC/21/2018	Prior approval for the enlargement of an existing dwellinghouse by addition of an additional storey resulting in an increase in height of 2.7m	Prior Approval Required and PERMITTED on 05.04.2022

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015.
Schedule 2, Part 1, Class AA - enlargement of a dwellinghouse by construction of additional storeys

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Parish Comments:
None received

Representations:
None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to

foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed addition of a first floor to two existing single storey bungalows under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Class AA - enlargement of a dwellinghouse by construction of additional storeys

Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys: or

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Development not permitted

AA.1. Development is not permitted by Class AA if—

Criteria		Yes	No
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);	☐	☒
(b)	the dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest;	☐	☒
(c)	the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;	☐	☒
(d)	the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;	☐	☒
(e)	following the development, the height of the highest part of the roof of the dwellinghouse would exceed 18 metres:	☐	☒
(f)	following the development, the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than— (i) 3.5 metres, where the existing dwellinghouse consists of one storey: or (ii) 7 metres, where the existing dwellinghouse consists of more than one storey:	☐	☒
The existing dwelling is a single storey bungalow. The submitted plans indicate that the addition of one storey to the dwelling would increase the height by 2.7m.			

(g)	the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated.	☐	☒
(h)	the floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;	☐	☒
(i)	any additional storey is constructed other than on the principal part of the dwellinghouse;	☐	☒
(j)	the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or	☐	☒
(k)	the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.	☐	☒

Conditions

AA.2.— (1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

		Yes	No
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	☒	☐
Plans indicate that proposed materials would match those of the existing dwelling.			
(b)	the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;	☒	☐
The submitted plans show that the proposed development would not include a side window on any side elevation.			
(c)	the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and	☒	☐
The submitted plans indicate that the roof pitch of the dwelling following the development would match that of the existing dwelling.			
(d)	following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	☒	☐
There is nothing to suggest building would be used other than as dwellinghouse (C3)			

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

Criteria	
(i)	impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
Taking into account the separation distances to neighbouring properties and the orientation of the existing dwelling, the proposed first floor would not result in any harmful overlooking. Furthermore, no first-floor side windows are proposed. As such, this criterion is considered to be satisfied.	
(ii)	the external appearance of the dwellinghouse, including the design and architectural features of— (aa) the principal elevation of the dwellinghouse, and (bb) any side elevation of the dwellinghouse that fronts a highway;
The resulting external appearance of the dwelling, particularly the principal elevation, would closely resemble that of the existing property. The roof design and pitch, window size and style, as well as the external materials, are all proposed to match the existing dwelling. Additionally, the side elevations do not face a highway. This criterion is therefore considered to be met.	
(iii)	air traffic and defence asset impacts of the development; and
Given the modest increase in the dwelling's height, along with the presence of larger existing buildings in the immediate area, including two-storey dwellings, the proposal would not pose any adverse impact on air traffic or defence assets. This criterion is therefore considered to be met.	
(iv)	whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;
The proposed would not impact any protected views, as identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State. The proposal is considered to comply with the above criteria.	

(a) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

A construction plan has been submitted with this application for Prior Approval.

Overall, the proposals are considered to comply with the limitations and Restrictions as set out under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As such, it is recommended that Prior Approval is permitted.

Recommendation: Prior Approval Required and PERMITTED

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0753

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	P-057a	07.05.2025
Elevation & Floor plan	Existing and Proposed, Block and Location	2504LI_R0_000 REV 000	07.05.2025
Plans	CEMP	2504LI_R0_001 REV 000	07.05.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 30.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 01.07.2025