



**Horsham  
District  
Council**

**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/26/1119

34 Furzefield Road, Horsham, West Sussex, RH12 4NG

**DESCRIPTION:**

Conversion of loft into habitable living space with the installation of a rear dormer and 3no. front rooflights (Lawful Development Certificate - Proposed).

**SITE:**

|                                       |                                     |                                          |                          |                                     |
|---------------------------------------|-------------------------------------|------------------------------------------|--------------------------|-------------------------------------|
| Detached Dwellinghouse                | <input type="checkbox"/>            |                                          | Yes                      | No                                  |
| Semi-Detached / Terrace Dwellinghouse | <input checked="" type="checkbox"/> | Article 2(3) Land                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|                                       |                                     | PD rights removed on previous permission | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**ASSESSMENT:**

**Class B** – additions etc to the roof of a dwellinghouse

**Permitted development**

**B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.**

**B.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);                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—<br>(i) 40 cubic metres in the case of a terrace house, or<br>(i) 50 cubic metres in any other case; | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|     |                                                                                                                                                                                                                  |                          |                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| (e) | it would consist of or include—<br>(i) the construction or provision of a verandah, balcony or raised platform, or<br>(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | the dwellinghouse is on article 2(3) land.                                                                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).;                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) | the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**B.2** Development is permitted by Class A subject to the following conditions—

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes                                 | No                       | N/A                                 |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| (b) | the enlargement must be constructed so that—<br><br>(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—<br>(aa) the eaves of the original roof are maintained or reinstated; and<br>(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and<br><br>(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| (c) | any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—<br>(i) obscure-glazed, and<br>(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.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed front rooflights would be considered against **Class C** (*other alterations to the roof of a dwellinghouse*) and no conflict with the relevant limitations or conditions has been identified.

## **Recommendation: Application Permitted**

### **Reason:**

- 1 The development would be permitted by Classes B and C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.
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### **Plans list for: DC/26/1119**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

### **Schedule of plans/documents approved:**

| <b>Plan Type</b> | <b>Description</b>           | <b>Drawing Number</b> | <b>Received Date</b> |
|------------------|------------------------------|-----------------------|----------------------|
| Floor plan       | Existing ground and first    | 001                   | 13.07.2026           |
| Floor plan       | Proposed ground              | 002                   | 13.07.2026           |
| Floor plan       | Proposed first and second    | 002                   | 13.07.2026           |
| Elevation plan   | Existing and proposed        | 004                   | 13.07.2026           |
| Plans            | Proposed volume calculations | 006                   | 13.07.2026           |
| Block plan       | Proposed to remain unaltered | 008                   | 13.07.2026           |
| Location plan    |                              | 009                   | 13.07.2026           |

## **DELEGATED**

Case Officer sign/initial Marie Riggs Date: 14.09.2026

Authorising Officer sign/initial Guy Everest Date: 14.09.2026