



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0608
Fern Lodge, Stane Street, Codmore Hill, West Sussex, RH20 1BL

DESCRIPTION:

Erection of a single storey side extension (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

PL/17/66 Demolition of existing cottage rebuilding one house. Permitted on 06.04.1966

PLANNING ASSESSMENT

The main consideration is whether the proposed extension fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

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

- (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);**

No and the relevant planning permission is quoted above.

- (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);**

No, the proposal would be less than 50% coverage.

- (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;**

No as the host dwelling is a two storey building and the proposal would be single storey.

- (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;**

No, same as above, the host dwelling is two storey building and the proposal would be single storey.

- (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;

No, the proposal would be single storey side / rear extension.

- (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;**

The proposal would be single storey side extension which would project beyond the rear wall of the original dwelling by approximately 2.20m metres and have a height of approximately 3.60 metres up to the ridge of the new roof.

- (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**
 - (ii) **exceed 4 metres in height;**

Not applicable.

- (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;**

The proposal would be single storey.

- (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;**

The proposal would not be sited within 2 metres of the site boundary, nonetheless the eaves height would be approximately 2.50 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; or**

The overall height would be approximately 3.60 metres up to the ridge of the new roof with single storey level and the proposed width would be no more 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 proposal is acceptable in accordance with (ja)

- (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.**

No.

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- (d) 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 (b) and (c).

Not applicable

Conditions

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

- (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;

The material proposed would include metal standing seam, which is not an existing material on the dwelling. As such, the proposal would fail A.3(a).

- (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

No upper floor windows are proposed.

- (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.

N/A

Recommendation: Application Refused

Reason(s) for Refusal:

- 1 The proposed single storey side extension would be constructed of proposed material including metal standing seam which is not an existing material on the main dwelling. As a result, the materials used in exterior work would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The proposal would therefore fail to accord with A.3(a) of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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/26/0608

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

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		GA0001	14.04.2026
Floor plan	existing ground floor	GA1001	14.04.2026
Plans	Existing roof	GA1002	14.04.2026
Elevation plan	existing	GA2001	14.04.2026
Floor plan	proposed ground floor	PS1010	14.04.2026
Plans	Proposed roof	PS1011	14.04.2026
Elevation plan	Proposed	GA2010	14.04.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 02.06.2026

Authorising Officer sign/initial Tamara Dale Date: 17.06.2026