Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1047
23 Summerfold, Rudgwick, West Sussex, RH12 3BY

DESCRIPTION:

Prior Approval for the erection of a single-storey rear larger home extension, which would project 4.00 mtrs from the rear elevation, comprising a maximum height of 3.60 mtrs and an eaves height of 3.00 mtrs.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015.
Schedule 2, Part 1, Class A - The enlargement, improvement or other alteration of a dwellinghouse.

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:

No comment.

Representations:

3 representations received objecting to the application from the same address, 24 Summerfold, in relation to the below:

- Concerns of design not within keeping of the surrounding area
- Amenity
- Light affecting patio and living room
- Impact on value of property in future
- How the work will be carried out.

Following amended plans received moving the wall 15cm from the neighbouring property, therefore removing the need for the party wall agreement and retaining the existing fence line, the below comments were received objecting to the application:

Concerns of design not within keeping of the surrounding area, light affecting garden and living room.

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 consideration with regards to this application is whether the proposed development accords with Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The GPDO states -

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

(g) Until 30th May 2019, 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 dwelling, or 6metres in the case of any other dwellinghouse, or;

(ii) exceed 4metres in height.

The proposed depth of the extension would meet the limitation set out in Class A, A.1 (g).

The property is not on Article 2(3) land and permitted development rights have not been removed as part of an earlier planning application on the site.

23 Summerfold is a mid-terrace dwelling in Rudgwick. The proposed single storey rear extension would provide the applicants with additional space. The proposed material is to match that of the existing dwelling with bi-fold doors and a roof light. Objections were received from the neighbour to the west in relation to the proposal. A site visit was carried out to assess the potential impact of the proposal. The new extension would stand alone from the low-level retaining wall to the west elevation. It is therefore considered that there is minimum impact on this neighbouring property.

Initially, the applicants agreed with the neighbour on the east that the extension will be built up to the boundary line, subject to a party wall act notice. The fence will be replaced with the extension wall subject to ownership of fence or neighbour agreement. During the application process, this was amended, and the size of the proposal reduced by 15cm to allow for the existing fence to remain and for the extension wall to be built alongside it. With this in mind, it is considered that the proposed extension will not cause significant harm to neighbouring properties or impact upon the amenity of the area.

It is considered that the proposed rear extension will not cause any impact of light on neighbouring properties. The neighbours to the east are on higher ground than that of the applicants, and therefore are not impacted. As the sun rises in the east and sets in the west, it is considered that the potential impact of loss of light is minimal as this is a south facing garden. With the retained fence, the potential impact of the proposal is further reduced.

With reference to potential impact during the building process, this is not a planning consideration for prior approval applications, nor is potential impact to house value in future.

The prior approval process allows the Planning Authority to refuse an application where a proposed development does not comply with the applicable conditions, limitations or restrictions applicable to development permitted by Class A (A.4 (3)). For the purposes of permitted development, and as confirmed in the Permitted Development Technical Guidance, it is the whole of the enlarged part of the dwelling that is taken into account. Based on the information submitted there is no evidence at this stage that the development would not be capable of meeting the conditions, limitations or restrictions of Class A. For this reason, prior approval is required and 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/25/1047
(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
Location & Block plan	Location & Block Plans	653 03 REV 0	12.08.2025
Elevation & Floor plan	Existing Plans	653 01 0	26.06.2025
Elevation & Floor plan	Proposed Plans	653 02 0	12.08.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 27/08/2025

Authorising Officer sign/initial Tamara Dale Date: 28/08/2025