



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2026

Squirrels, Spinney Lane, West Chiltington, West Sussex, RH20 2NX

DESCRIPTION:

Removal of thatch on 1980's extension block and replacement with clay tiles and associated rainwater goods. Installation of insulation as needed to meet current building regulations (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

DC/25/1546	Removal of existing thatch from the roof of the existing extension to be replaced with clay tiles.	Pending Consideration
DC/14/2539	Proposed removal of thatch and existing dormer from extension roof, to be replaced with clay tiles and two dormer windows to the front, and a dormer window and two roof-lights to the rear.	Application Permitted 05/01/2015

SITE LOCATION & APPLICATION DESCRIPTION

The application site comprises a locally listed detached dwelling known as Squirrels, located on the western side of West Chiltington Lane within the West Chiltington Lane Conservation Area. The property is set within a generous residential plot and includes two detached outbuildings and a swimming pool situated to the rear of the main dwelling. The building includes a later 1980s single-storey extension to the rear, which is currently finished with a thatched roof. The main house and extension are served by traditional rainwater goods and are accessed from West Chiltington Lane.

Locally Listed Status

The dwelling is identified by the local planning authority as a locally listed building (non-designated heritage asset) and lies within the West Chiltington Lane Conservation Area. However, local listing does not remove or restrict permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015.

The assessment of a Certificate of Lawfulness is limited to whether the proposed works comply with the GPDO. Matters relating to heritage significance, character or appearance are not material to this determination.

PLANNING ASSESSMENT

The main consideration is whether the proposed extensions/alterations fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class(es) A, B, C, D, E & G of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Class C - other alterations to the roof of a dwellinghouse

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

- (a) **permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);**

The dwellinghouse was not created by permitted development under Classes M, N, P or Q of Part 3. This restriction does not apply.

- (b) **the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;**

The proposal involves replacement of the existing thatch covering with clay tiles and insulation. No enlargement or projection beyond the plane of the existing roof slope is proposed in excess of 0.15 metres. The limitation is met.

- (c) **it would result in the highest part of the alteration being higher than the highest part of the original roof; or**

The works do not increase the height of the roof or result in any part of the alteration being higher than the highest part of the existing roof. The limitation is met.

- (d) **it would consist of or include—**

- (i) **the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
- (ii) **the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.**

The proposal does not include the installation, alteration or replacement of any chimney, flue, soil and vent pipe, or any solar photovoltaic or solar thermal equipment. This restriction is not engaged.

- (e) **The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).**

The dwellinghouse was not constructed under Part 20 of the GPDO. This restriction does not apply.

Conditions

- C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—**

- (a) **obscure-glazed; and**
- (b) **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.**

N/A

The proposal complies with Class C of Part 1, Schedule 2 of the GPDO and constitutes permitted development. The works are therefore lawful and eligible for a Certificate of Lawfulness (Proposed).

Recommendation: Application Permitted

Reason for Approval:

1. The development would be permitted by Class C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

Plans list for: DC/25/2026Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	05.12.2025
Elevation plan	Existing & Proposed Roof Plans & Elevations	3241-01 Revision A	05.12.2025
Location & Block plan	Location & Block Plans	3241-02 Revision A	05.12.2025
Floor plan	Floor Plans Showing Identical Layout	NONE	15.12.2025

DELEGATEDCase Officer sign/initial Daniel Holmes Date: 08/01/2026Authorising Officer sign/initial Tamara Dale Date: 06.02.2026