DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0080
6 Becks Way, Billingshurst, West Sussex, RH14 9ZD

DESCRIPTION:
Erection of a single storey rear extension and partial garage conversion (Lawful Development Certificate - Proposed).

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

	Yes	No
Article 2(3) Land	☐	☒
PD rights removed on previous permission (*as set out below*)	☒	☐

ASSESSMENT:

Garage Conversion

The original outline planning application, ref: DC/15/0059, for the development included the following condition: -

> As part of the Reserved Matters submission for a parcel or part thereof, details of car parking shall be submitted to the Local Planning Authority. The car parking shall be implemented prior to the occupation of the dwelling(s) it serves and retained thereafter.
>
> Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with Policy CP19 of the Horsham District Local Development Framework: Core Strategy (2007) and Policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

The subsequent reserved matters approval, ref: DC/19/0383 included a car parking layout, which for the application site comprised 2 spaces on the front hardstanding and 1 space within the integral garage. The car parking for the site was implemented in accordance with this plan, with the above condition requiring it be 'retained thereafter'.

The partial garage conversion would result in the loss of the integral garage / parking and this would not be permitted by the above condition. This element of the proposal would not therefore be permitted by Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

Single-storey rear extension

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

Permitted Development

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

A.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);	☐	☒
(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);	☐	☒
(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;	☐	☒
(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;	☐	☒
(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;	☐	☒
(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;	☐	☒
(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 (i) exceed 4 metres in height;	☐	☒
(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;	☐	☒

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

A.2 The dwellinghouse is not on article 2(3) land.

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

		Yes	No	N/A
(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;	☒	☐	☐
(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	☐	☐	☒
(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.	☐	☐	☒

Recommendation: SPLIT DECISION

APPROVE the single-storey rear extension, for the following reason:

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

REFUSE the partial garage conversion, for the following reason:

The application site is subject to condition 31 of DC/15/0059 which requires the retention of parking spaces as approved under DC/19/0383. The partial garage conversion would result in the loss of a parking space which is required to be retained by planning condition. The garage conversion would not therefore be permitted by Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

DELEGATED

Case Officer sign/initial J.Burrowes Date: 22/03/2024

Authorising Officer sign/initial Guy Everest Date: 26.03.2024