DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1458
Wateringbury , Brighton Road, Shermanbury, West Sussex, RH13 8HQ

DESCRIPTION:

Prior Approval for the erection of a single storey rear larger home extension, which would project 7.50m from the rear elevation, comprising a maximum height of 3.00m and an eaves height of 3.00m.

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:

None received

Representations:

X2 representation letters have been received objecting to the application based on the following:

- Concerns are raised regarding privacy, boundary accuracy, the scale of the extension, and whether the proposal complies with permitted development rights, with the objector considering a full planning application to be more appropriate.
- Concerns are raised that insufficient information has been provided to properly assess the scale and impact of the proposal.

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 located on Article 2(3) land and permitted development rights have not been removed by any planning condition relevant to the site.

Objections have been received regarding the scale of the extension, its relationship with the shared boundary, potential privacy impacts arising from the proposed side door and window, and whether the proposal complies with the requirements of permitted development.

The proposed extension is being assessed under the Larger Home Extension Prior Approval process, which limits consideration primarily to the impact on neighbouring amenity. A site visit has been undertaken, and it is evident that there is sufficient separation between the application property and neighbouring dwellings to ensure that the proposal would not result in any unacceptable loss of light, outlook, privacy or overbearing impact upon neighbouring occupiers. The proposed extension remains single storey in scale and is not considered to give rise to any detrimental impact on residential amenity.

The prior approval process allows the Local Planning Authority to refuse an application where a proposed development does not comply with the applicable conditions, limitations or restrictions of Class A (A.4(3)). For the purposes of permitted development, and as confirmed by the Permitted Development Technical Guidance, it is the whole of the enlarged part of the dwelling that must be considered. Based on the information submitted, there is no evidence to indicate that the development would fail to comply with the relevant conditions, limitations or restrictions of Class A. In particular, the proposed eaves height is considered acceptable, noting that the extension incorporates a parapet detail and does not exceed the permitted height limitations.

Accordingly, it is considered that the proposal would not result in unacceptable impacts upon neighbouring amenity and would comply with the relevant requirements of Class A. Prior approval is required and permitted.

Recommendation: Prior Approval Required and Permitted

NOTE TO APPLICANT

The proposed front porch does not form part of this Prior Approval application and has not been assessed. Should the applicant wish to establish whether the porch would benefit from permitted

development rights, a separate application for a Proposed Lawful Development Certificate would need to be submitted.

Plans list for: DC/26/1458
(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
Elevation plan	Proposed Rear and Side Elevations	(04)102 Rev B	09.09.2026
Location plan		NONE	21.09.2026
Floor plan	Existing Ground Floor Plan	(02)001	09.09.2026
Floor plan	Proposed Ground Floor Plan	(02)101 Rev B	09.09.2026
Elevation plan	Proposed Front and Side Elevations	(04)101 Rev B	09.09.2026
Elevation plan		NONE	09.11.2026
Block plan		NONE	09.11.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 10/11/2026

Authorising Officer sign/initial Tamara Dale Date: 12/11/2026