



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0563
18 Hazel Close, Southwater, West Sussex, RH13 9GN

DESCRIPTION:

Prior Approval for the erection of a single storey rear larger home extension, which would project 6.00m 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 received:

- Raising concerns regarding construction impacts, specifically the potential for contractor vehicles to park opposite their garage, restricting safe access and manoeuvrability. They request that construction parking be appropriately managed to avoid disruption.
- Expressing concern regarding potential noise impacts, noting that the extension is intended to be used as a family and friends entertainment space with bi-fold doors likely to be open during warmer months, which could affect their enjoyment of their property.

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.

The Prior Approval process under Schedule 2, Part 1, Class A limits consideration to the impact of the proposed enlargement on the amenity of adjoining premises, specifically in relation to loss of light, overbearing impact, and outlook.

Construction disturbance, including contractor parking and temporary access issues, is not a material planning consideration under the prior approval regime and is expected to be managed through appropriate site practices.

With regard to noise, the proposed development is for residential use ancillary to the main dwelling. The use of a ground-floor extension for family and domestic activities is not unusual and would not result in unacceptable noise impacts. Any issues arising from noise would be more appropriately addressed through separate environmental health legislation rather than the planning system. On this basis, the comments raised do not demonstrate that the proposed extension would result in an unacceptable impact on the amenity of adjoining premises as defined by the Prior Approval process.

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/26/0563

(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	OS Maps	01	01.04.2026
Floor plan	Floor Plans	01	01.04.2026
Elevation plan	First Floor Plans and Elevations	02	01.04.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 05/05/2026

Authorising Officer sign/initial Tamara Dale Date: 13/05/2026