Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0981
21 Barleycroft, Cowfold, West Sussex, RH13 8DP

DESCRIPTION:
Removal of conservatory and erection of a single storey rear extension. Loft conversion with rear roof extension. Erection of a side extension to existing garage. Construction of a front porch and relocate front door (Lawful Development Certificate - Proposed).

SITE:

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

	Yes	No
Article 2(3) Land	☐	☒
PD rights removed on previous permission	☐	☒

ASSESSMENT:

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;	☒	☐

The eaves height of the extension (2.8m) would project beyond the eaves height of the original dwellinghouse (2.5m). The proposal would therefore be contrary to A.1(d).			
(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;	☒	☐
A side elevation of an existing rear extension is proposed to be retained, in which the proposed extension would extend beyond to the side and rear. As such, the proposed extension should be also considered as a side extension. The extension comprises a width matching that of the main part of the dwellinghouse, and would thus be contrary to A.1(j).			
(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.		
The proposal also incorporates an extension to the roof of the property. The proposed elevations illustrates that the roof of the extension and the elevations of the dormer would interact- therefore, both works combined would represent a single building operation thus the extension would incorporate an extension to the roof. The proposal would not therefore accord with A.1(k).			
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

		Yes	No	N/A
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	☐	☐	☒
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	☐	☐	☒
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	☐	☐	☒
(d)	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 (b) and (c).	☐	☐	☒

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.	☐	☐	☒

Class B – additions etc to the roof of a dwellinghouse

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.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)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	☐	☒
(c)	any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	☐	☒
(d)	the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (i) 50 cubic metres in any other case;	☐	☒
	Apx. 35.32m^3		
(e)	it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	☐	☒
(f)	the dwellinghouse is on article 2(3) land.	☐	☒
(g)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).;	☐	☒
(h)	the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).	☐	☒

B.2 Development is permitted by Class A subject to the following conditions—

		Yes	No	N/A
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	☒	☐	☐
(b)	the enlargement must be constructed so that—	☐	☐	☒

	(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse;			
(c)	any window inserted on 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.	☐	☐	☒

Nb: As above, the proposed roof of the extension would interact with the elevations of the dormer, and therefore would comprise a single building operation. Notwithstanding the provisions of B.2(b)(ii), the works are not capable of being carried out independently from one and other, thus would not be permitted under this Class of the General Permitted Development Order.

Class C – other alterations to the roof of a dwellinghouse

The proposed front rooflights would be considered against **Class C** (*other alterations to the roof of a dwellinghouse*) and no conflict with the relevant limitations or conditions has been identified.

Class D – porches

Permitted Development

D. The erection or construction of a porch outside any external door or a dwellinghouse.

Development not permitted:-

D.1 Development is not permitted by Class D if –

		Yes	No
(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);	☐	☒
(b)	the ground area (measured externally) of the structure would exceed 3 square metres	☐	☒

(c)	Any part of the structure would be more than 3 metres above ground level; or	☐	☒
(d)	Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway	☐	☒

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Permitted development

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

The proposal incorporates an extension to an existing garage which would remain in incidental use.

E.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)	the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	☐	☒
(c)	any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	☐	☒
(d)	the building would have more than a single storey;	☐	☒
(e)	the height of the building, enclosure or container would exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case;	☐	☒
(f)	the height of the eaves of the building would exceed 2.5 metres;	☐	☒
(g)	the building, enclosure, pool or container would be situated within the curtilage of a listed building;	☐	☒
(h)	it would include the construction or provision of a verandah, balcony or raised platform;	☐	☒

(i)	it relates to a dwelling or a microwave antenna;	☐	☒
(j)	the capacity of the container would exceed 3,500 litres.	☐	☒
(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	☐	☒

		Yes	No	N/A
E.2	In the case of any land within the curtilage of the dwellinghouse which is within— (a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	☐	☐	☒

		Yes	No	N/A
E.3	In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	☐	☐	☒

Recommendation: Split Decision

The operation is LAWFUL for the part that relates to:

1 Classes C, D and E of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015

The operation is NOT LAWFUL for the part that relates to:

1 Classes A and B of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015

Reasons:

The part that is LAWFUL has been permitted for the following reason:

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

The part that is NOT LAWFUL has been refused for the following reasons:

1 The eaves of the extension projects beyond the eaves of the original part of the dwellinghouse, comprising a side extension with a width greater than half the width of the original dwellinghouse, and would include alterations to the roof of the original dwellinghouse, contrary to Class A.1(d), (j) and (k) respectively of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

2 The roof of the proposed extension sought under Class A interacts with the elevations of the proposed roof extension sought under Class B, thus the works are considered a single building operation, in which neither parts of the works would accord with the provisions set out within Classes A and B of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

Plans list for: DC/24/0981
Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		Green/23/01A	28.06.2024
Elevation & Floor plan	Existing sections	Green/23/02A	28.06.2024
Elevation & Floor plan	Proposed sections	Green/23/03A	28.06.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 23.08.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.08.2024