Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0581
111 Comptons Lane, Horsham, West Sussex, RH13 5NZ

DESCRIPTION:
Erection of a fence (Lawful Development Certificate - Proposed)

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

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

RELEVANT HISTORY:
DC/19/2371 Demolition of existing coal shed and conservatory and erection of a single storey rear extension (Certificate of Lawful Development - Proposed) Permitted 30.01.2020

ASSESSMENT:

Part 2, Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Permitted Development

A.1 Development not permitted:-

		Yes	No
(a)	the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed— (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons; (ii) in any other case, 1 metre above ground level;	☐	☒
While the fence varies in height the section directly adjacent to the (front) highway would not exceed one metre in height.			

(b)	the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	☐	☒
(c)	the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or	☐	☒
The height would exceed the existing height but would not exceed the height limits set out under (a) and (b).			
(d)	it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.	☐	☒

Recommendation: Application Permitted

Reason for Approval:

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

DELEGATED

Case Officer sign/initial Alice Johnson Date: 10/06/2024

Authorising Officer sign/initial Guy Everest Date: 17.06.2024