



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0611

Forest View , Park Road, Faygate, West Sussex, RH12 4SG

DESCRIPTION:

Construction of a first floor addition above an existing single storey detached property (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

DC/25/1222	Prior Approval for the enlargement of an existing dwellinghouse through the erection of an additional storey resulting in an increase of height of 2.74m.	Prior Approval Required and PERMITTED on 17.09.2025
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Detached Dwellinghouse	☒		Yes	No
Semi-Detached / Terrace Dwellinghouse	☐	Article 2(3) Land	☐	☒
		PD rights removed on previous permission	☐	☒

ASSESSMENT:

Class AA - enlargement of a dwellinghouse by construction of additional storeys

Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys: or
- (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Development not permitted

AA.1. Development is not permitted by Class AA if—

Criteria	Yes	No
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(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);	☐	☒
(b)	the dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest;	☐	☒
(c)	the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;	☐	☒
(d)	the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;	☐	☒
(e)	following the development, the height of the highest part of the roof of the dwellinghouse would exceed 18 metres:	☐	☒
<i>The property measures 8.08m in height in total.</i>			
(f)	following the development, the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than— (i) 3.5 metres, where the existing dwellinghouse consists of one storey: or (ii) 7 metres, where the existing dwellinghouse consists of more than one storey:	☐	☒
<i>The additional storey would increase the overall height by approximately 2.74m.</i>			
(g)	the dwellinghouse is detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated.	☐	☒
(h)	the floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;	☐	☒
(i)	any additional storey is constructed other than on the principal part of the dwellinghouse;	☐	☒
(j)	the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or	☐	☒

(k)	the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.	☐	☒

Conditions

AA.2.— (1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

		Yes	No
(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;	☒	☐
<i>Plans indicate that proposed materials would match those of the existing dwelling.</i>			
(b)	the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;	☒	☐
<i>The east and west elevations are considered to be the side elevations. No first storey windows are proposed on these elevations.</i>			
(c)	the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and	☒	☐
<i>The pitch of the proposed roof would match that of the existing dwelling.</i>			
(d)	following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	☒	☐
<i>There is nothing to suggest building would be used other than as dwellinghouse (C3)</i>			

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

Criteria	
(i)	impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
<i>It is noted that concerns have been raised regarding access to the shared driveway, particularly in relation to the entry and exit to neighbouring properties and the potential obstruction during construction works. Specific reference has been made to the storage of materials and the ability to maintain access to garages and the shared drive.</i>	

Whilst these concerns are acknowledged, matters relating to construction logistics, including the storage of materials and temporary obstruction during the build process, are not material planning considerations and are typically controlled through separate legislation. Notwithstanding this, it is expected that the applicant would ensure that reasonable access is maintained at all times during construction.

The proposal itself relates solely to the construction of a first floor addition and does not alter the established access arrangements to the site. As such, the development is not considered to result in any permanent adverse impact on access or the use of the shared driveway. Accordingly, the proposal is not considered to give rise to unacceptable harm in this regard.

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| (ii) | the external appearance of the dwellinghouse, including the design and architectural features of—
(aa) the principal elevation of the dwellinghouse, and
(bb) any side elevation of the dwellinghouse that fronts a highway; |
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The existing building is a single storey pitched roof bungalow, the resultant appearance would retain the overall character of the building, and the proposed addition would sit appropriately within the context of the existing building.

Whilst the proposal would sit in contrast to the neighbouring bungalow, it is not considered that this would result in such significant impact to justify a reason for refusal.

The proposed development would appropriately reflect the external appearance, design, and architectural features of the existing dwelling. It would not be considered a prominent addition when viewed from the principal elevation, or the surrounding area and would be adequately sheltered from the highway by mature screening and vegetation. The proposal is therefore considered to comply with the above criteria.

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| (iii) | air traffic and defence asset impacts of the development; and |
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The application site is not located within proximity to an aerodrome, technical site or defence asset as identified on any safeguarding map. Given the modest increase in height to the dwelling, it is not considered that the proposal would have an adverse impact on air traffic or defence assets. The proposal is considered to apply with the above criteria.

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| (iv) | whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 th March 2012 issued by the Secretary of State; |
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The proposed would not impact any protected views, as identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State. The proposal is considered to comply with the above criteria.

- (b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.**

A construction plan must be submitted prior to works.

Overall, the proposals are considered to comply with the limitations and Restrictions as set out under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As such, it is recommended that Prior Approval is permitted.

Recommendation: Prior Approval Required and PERMITTED

1 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the proposed development hours of operation
- ii. how any adverse impact of noise, dust, vibration and traffic on neighbouring owners or occupiers will be mitigated.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/26/0611

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	General Arrangement	525/015/01 B	14.04.2026
Location plan	Location Plan	525/015/99 0	14.04.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 04/06/2026

Authorising Officer sign/initial Tamara Dale Date: 08/06/2026