Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1775: 4 Barrington Road, Horsham, West Sussex, RH13 5SN

DESCRIPTION:
Construction of an extended rear dormer (Lawful Development Certificate - Proposed).

RELEVANT HISTORY:

DC/05/2246	Rear dormer extension creating living accommodation in roof space and mono pitched roof to existing rear flat roof	Application Permitted on 08.11.2005

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

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

ASSESSMENT:

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; The existing and proposed dormer would have a volume of approximately 39 cubic metres.		
(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; The submitted plans indicate a flue which would be considered under Part G.	☐	☒
(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 B 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.			

The submitted plans indicate a new flue above the flat roof of the extended rear dormer, with this meeting the relevant limitations of Class G.

Recommendation: Application Permitted

Reason for Approval:

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

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 09/01/2025

Authorising Officer sign/initial Guy Everest Date: 13.01.2025