**65 Heron Way, Horsham, West Sussex RH13 6DW**

We consider the proposed rear extension falls under permitted development and note the relevant rules under Class A

## Class A – enlargement, improvement or alteration

*A.1 (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)*

Our proposed extension does not exceed 50% of ground covered within the curtilage.

*A.1 (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*

Our proposed extensions/alterations will not exceed the highest part of the existing house.

*A.1 (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 of the proposed extension do not exceed the height of the eaves of the existing dwellinghouse.

*A.1 (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*

The proposed rear extension does not extend beyond the front or side wall.

*A.1 (f) 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) 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 dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height*

The rear extension extends 5 metres from the original rear wall of the house. The maximum height is under 4 metres with the eaves height – 2.6m.
Prior Approval is not required as confirmed by Horsham District Council in their letter ref: DC/25/0152 dated 15th March 2025.

*A.1 (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*

The eaves height is 2.6m.

*A.3 (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse*

Materials will match the existing house; brick walls, flat roof with fibreglass roof covering and glass roof light, double glazed windows/doors, tiles to roof pitch.