Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1732
Rose Cottage, Garden Wood Close, West Chiltington, West Sussex, RH20 2NN

DESCRIPTION:

Erection of a rear dormer extension to the roof slope, raising of rear half gable to full gable and raising of side half gable to full gable (Lawful Development Certificate - Proposed)

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

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

ASSESSMENT:

The application relates to the extension of the roof through a flat roof dormer on the north elevation, a gable extension to the east elevation, and the installation of roof lights to the south, east and west elevations. It is noted that the proposed dormer would comprise a blank elevation with no windows.

The dwelling was approved under planning permission reference WC/22/84 and is subject of condition 1 of this permission which states:

1 No windows (other than shown on the plans hereby approved) shall be, constructed in the northern elevation or roof of the development hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties.

The condition explicitly states that no windows other than those shown on the approved plan shall be constructed in the northern elevation or roof of the development. Whilst the proposed roof extension to the northern roof slope would include no windows, roof lights are proposed to all other elevations. Roof lights are a form of window, where the installation of these features would be contrary to condition 1 of planning permission reference WC/22/84. In addition, the side gable window would be akin to a window constructed at roof level and would therefore be contrary to the relevant condition.

On the basis of the above, the proposed development would be in non-compliance with condition 1 of planning permission reference WC/22/84 and would not therefore represent permitted development.

Recommendation: Application Refused

Reason for Refusal:

1 The proposed development, which would include the installation of roof lights to the south, east and west roof slopes, along with the addition of a window to the roof level of the eastern elevation, would represent development in non-compliance with condition 1 of planning permission reference WC/22/84.

DELEGATED

Case Officer sign/initial JBURROWES Date: 29/01/2025

Authorising Officer sign/initial TDALE Date: 29/01/2025