



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0573

44 College Road, Southwater, West Sussex, RH13 9EH

DESCRIPTION:

Prior Approval for the erection of a single storey rear larger home extension, which would project 6.00m from the rear elevation, comprising a maximum height of 3.00m and an eaves height of 3.00m

RELEVANT PLANNING HISTORY:

DC/21/2227	Erection of a two-storey side extension with single storey rear extension.	Application	Permitted	on
		23.11.2021		
DC/21/2874	Removal of existing shed and erection of a replacement home office, gym and shed building.	Application	Permitted	on
		06.06.2022		

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015.

Schedule 2, Part 1, Class A - The enlargement, improvement or other alteration of a dwellinghouse.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Parish Comments:

None received

Representations:

One letter of representation received objecting to the proposal on the following grounds:

- The property has a large extension already under construction
- Loss of light
- Overdevelopment
- Uncharacteristic

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration with regards to this application is whether the proposed development accords with Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The GPDO states -

A. The enlargement, improvement or other alteration of a dwellinghouse.

- (g) 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 dwelling, or 6metres in the case of any other dwellinghouse, or;**
 - (ii) exceed 4metres in height.**

The proposed depth of the extension would meet the limitation set out in Class A, A.1 (g).

The property is not on Article 2(3) land and permitted development rights have not been removed as part of an earlier planning application on the site.

It is noted that one letter of objection was received citing impact on loss of light to neighbouring properties. Given the single storey nature of the proposal, coupled with the siting of the addition and orientation of the dwelling in relation to the neighbours, the extension would not be considered to result in adverse amenity harm on this basis.

The prior approval process allows the Planning Authority to refuse an application where a proposed development does not comply with the applicable conditions, limitations or restrictions applicable to development permitted by Class A (A.4 (3)). For the purposes of permitted development, and as confirmed in the Permitted Development Technical Guidance, it is the whole of the enlarged part of the dwelling that is taken into account.

The dwelling was granted consent under DC/21/2227 for a two-storey side extension to the north-western side of the property. The extension is currently under construction. The proposed addition sought under this Prior Approval would adjoin the two storey extension- therefore, the approved extension would be factored into the proposal (A.1(ja) of Class A). The Order states:

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—*
 - ...
 - (iii) have a width greater than half the width of the original dwellinghouse;*

As above, the extension would adjoin the approved two-storey addition. In accordance with (ja) above, both parts of the additions must be considered. The proposal would result in a 'wraparound' extension, in which the combined width would be greater than half the width of the original dwellinghouse. As such, the proposal would not meet the provisions of Class A.1(j) of the Order and would not therefore represent permitted development. Accordingly, Prior Approval cannot be granted.

Recommendation: Prior Approval REFUSED

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0573Schedule of plans/documents **NOT** approved:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	07.04.2026
Elevation plan	Proposed	NONE	07.04.2026
Floor plan	Proposed	NONE	07.04.2026

DELEGATEDAuthorising Officer sign/initial RHERMITAGE Date: 19.05.2026