Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0793
25 Church Lane Upper Beeding West Sussex BN44 3HP

DESCRIPTION:
Installation of a heat pump, solar panels and log burner flue. Construction of a rear dormer and porch roof (Lawful Development Certificate - Proposed)

| | |
|---|---|
| Detached Dwellinghouse | ☒ |
| Semi-Detached / Terrace Dwellinghouse | ☐ |

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

ASSESSMENT:

**Part 1 (Development within the curtilage of a dwellinghouse)**

**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—<br>(i) 40 cubic metres in the case of a terrace house, or<br>(i) 50 cubic metres in any other case; | ☐ | ☒ |

| | | | |
|---|---|---|---|
| | (3.45m * 2.8m * 10m) / 2 = 48.3m$^3$ ✓ | | |
| (e) | it would consist of or include—<br>(i) the construction or provision of a verandah, balcony or raised platform, or<br>(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; | ☐ | ☒ |
| | | | |
| (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 A 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—<br><br>(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—<br>(aa) the eaves of the original roof are maintained or reinstated; and<br>(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<br><br>(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; | ☒ | ☐ | ☐ |
| | As per the design and access statement "*… the existing eaves are highly unusual in that they do not extend beyond the rear wall, it is therefore not practical to achieve this 0.2m setback. The rear wall of the dormer will structurally need to sit on the rear wall of the house, to set it in any further will lead to a structural complexity. The permitted development rules do state that the eaves set back is "so far as is practicable". On this unique property, it is not practical to do so. It is noted though that the dormer will not overhang the outer face of the wall of the original house*".<br><br>It is considered that the reasoning has been justified and therefore (b) has been satisfied. | | | |
| (c) | any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—<br>(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. | | | |
| | | | | |

**Class C** – other alterations to the roof of a dwellinghouse

The proposed front rooflights would be considered against **Class C** (*other alterations to the roof of a dwellinghouse*) and no conflict with the relevant limitations or conditions has been identified.

**Class D** – porches

**Permitted Development**

**D.** The erection or construction of a porch outside any external door or a dwellinghouse.

**Development not permitted:-**

**D.1** Development is not permitted by Class D if –

| | | Yes | No |
|---|---|---|---|
| (a) | Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); | ☒ | ☒ |
| | | | |
| (b) | the ground area (measured externally) of the structure would exceed 3 square metres | ☐ | ☒ |
| | | | |
| (c) | Any part of the structure would be more than 3 metres above ground level; or | ☐ | ☒ |
| | | | |
| (d) | Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway | ☐ | ☒ |
| | | | |

**Class G** – chimney, flues etc

**Permitted development**

**G.** The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

**G.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) | the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; | ☐ | ☒ |
| | | | |
| (c) | in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—<br>(i) fronts a highway, and<br>(ii) forms either the principal elevation or a side elevation of the dwellinghouse; or | ☐ | ☒ |
| | | | |
| (d) | the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). | ☐ | ☒ |
| | | | |

## Part 14 (Renewable Energy)

**Class A** – installation or alteration etc of solar equipment on domestic premises

**Permitted Development**

**A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—**
**(a) a dwellinghouse or a block of flats; or**
**(b) a building situated within the curtilage of a dwellinghouse or a block of flats.**

**A.1 Development not permitted:-**

| Criteria | | Yes | No |
|---|---|---|---|
| (a) | the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope | ☐ | ☒ |
| | | | |
| (b) | in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney); | ☐ | ☒ |
| | | | |
| (ba) | in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney; | ☐ | ☒ |
| | | | |
| (c) | in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway; | ☐ | ☒ |
| | | | |
| (d) | the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or | ☐ | ☒ |
| | | | |
| (e) | (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building | ☐ | ☒ |
| | | | |

**A.2** Development is permitted by Class A subject to the following conditions—

| | | Yes | No | N/A |
|---|---|---|---|---|
| (a) | solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building | ☒ | ☐ | ☐ |
| | | | | |
| (b) | solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; | ☒ | ☐ | ☐ |
| | | | | |
| (ba) | in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land; | ☐ | ☐ | ☒ |
| | | | | |
| (bb) | (bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if "Class A" substitutes the reference to "Class J" in paragraph J.4(4); and | ☐ | ☐ | ☒ |
| | | | | |
| (c) | solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed. | ☐ | ☐ | ☒ |
| | | | | |

**Class G** – installation or alteration etc of air source heat pumps on domestic premises

**Permitted Development**

**G. The installation, alteration or replacement of a microgeneration air source heat pump−**
**(a) on a dwellinghouse or a block of flats; or**
**(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.**

**Development not permitted**

**G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.**

The submitted statement clarifies that the proposed unit meets these requirements.

**G.2 Development is not permitted by Class G if—**

| | | Yes | No | N/A |
|---|---|---|---|---|
| (a) | in the case of the installation of an air source heat pump, the development would result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building or block of flats; | ☐ | ☒ | ☐ |
| | | | | |

| | | | | |
|---|---|---|---|---|
| (b) | in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats; | ☐ | ☒ | ☐ |
| | | | | |
| (c) | in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats; | ☐ | ☒ | ☐ |
| | | | | |
| (d) | the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic metres; | ☐ | ☒ | ☐ |
| | | | | |
| (e) | any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats; | ☐ | ☒ | ☐ |
| | | | | |
| (f) | the air source heat pump would be installed on a pitched roof; | ☐ | ☒ | ☐ |
| | | | | |
| (g) | the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof; | ☐ | ☒ | ☐ |
| | | | | |
| (h) | the air source heat pump would be installed on a site designated as a scheduled monument; | ☐ | ☐ | ☒ |
| | | | | |
| (i) | the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building; | ☐ | ☐ | ☒ |
| | | | | |
| (j) | in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—<br>(i) would be installed on a wall or a roof which fronts a highway; or<br>(ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or | ☐ | ☐ | ☒ |
| | | | | |
| (k) | in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—<br>(i) that wall fronts a highway; and<br>(ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey. | ☐ | ☐ | ☒ |
| | | | | |

**G.3 Development is permitted by Class G subject to the following conditions—**

| | | Yes | No | N/A |
|---|---|---|---|---|
| (a) | the air source heat pump is used solely for heating purposes; | ☒ | ☐ | ☐ |
| | | | | |
| (b) | the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building | ☒ | ☐ | ☐ |
| | | | | |
| (c) | the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and | ☒ | ☐ | ☐ |

| | | | | |
|---|---|---|---|---|
| (d) | the air source heat pump is removed as soon as reasonably practicable when no longer needed. | ☒ | ☐ | ☐ |

**Recommendation: Application Permitted**

Reason for Approval:

1 The development would be permitted by Classes B, C, D, and G of Part 1, Schedule 2 and Classes A and G of Part 14, Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

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**DELEGATED**

Case Officer sign/initial JBurrowes Date: 01/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 08.07.2025