



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0783

40 Corsletts Avenue, Broadbridge Heath, Horsham, West Sussex, RH12 3NZ

DESCRIPTION:

Erection of a timber framed outbuilding (Lawful Development Certificate - Proposed).

SITE LOCATION & APPLICATION DESCRIPTION

The application site comprises of a two-storey mid terrace dwelling.

The site is not within a conservation area and there are no Article 4 Directions covering the site.

PLANNING ASSESSMENT

The main consideration is whether the proposed outbuilding fall within 'permitted development rights' as defined within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Class E - buildings etc incidental to the enjoyment of a dwellinghouse

The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or**
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.**

The submitted plans states that the outbuilding would be used as a Home Office / Studio / Gym.

E.1 Development is not permitted by Class E if—

- (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);**

No.

- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);**

No.

- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;**

No.

(d) the building would have more than a single storey;

No.

(e) the height of the building, enclosure or container would exceed—

- (i) 4 metres in the case of a building with a dual-pitched roof,**
- (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or**
- (iii) 3 metres in any other case;**

No. The proposal would be situated within 2 metre of the boundary and have an overall height of 2.5m at highest part of the sloping roof.

(f) the height of the eaves of the building would exceed 2.5 metres;

No.

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;

No.

(h) it would include the construction or provision of a verandah, balcony or raised platform;

No.

(i) it relates to a dwelling or a microwave antenna;

No.

(j) the capacity of the container would exceed 3,500 litres; or

No.

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- (a) an area of outstanding natural beauty;**
- (b) the Broads;**
- (c) a National Park; or**
- (d) a World Heritage Site,**

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

No.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

No.

Recommendation: Application Permitted

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/26/0783

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		1455	05.05.2026
Location & Block plan		PD 0326/795/01	19.05.2026
Layout plan	Proposed outbuilding floor plan and garden	PD 0326/795/02	05.05.2026
Elevation plan	Proposed	PD 0326/795/03	19.05.2026
Supporting Docs	Class E outbuilding notes	NONE	05.05.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 17.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.07.2026