

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1081	Case Officer:	Andrew Horrell
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Erection of a single-storey outbuilding		
Site:	1 Brookhill Close, Copthorne, Crawley, West Sussex, RH10 3PP, , ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	26 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	9 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1081

**1 Brookhill Close, Copthorne, Crawley, West Sussex, RH10 3PP, ,
Erection of a single-storey outbuilding
Davidsripala Bastianpillai**

SUMMARY OF REPRESENTATION LETTERS

None received

PARISH COUNCIL COMMENTS

Defer to Officer

INTRODUCTION

The application seeks a lawful development certificate for the erection of a detached outbuilding.

SITE AND SURROUNDINGS

1 Brookhill Close is a two-storey detached pitched dwelling. The walls are face brickwork and hanging tiles to front with upvc doors and windows.

APPLICATION DETAILS

The proposed plans show the erection of a sloped roofed detached outbuilding which measures 8.965m in depth, 3m in width with a maximum height of 2.5m. The external walls are to be in brick to match the dwelling with uPVC windows and aluminium doors. It will serve as a gym with a bathroom.

LEGAL FRAMEWORK

As this is an application to establish whether the proposed development would benefit from permitted development rights and will be a legal decision, planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 1, Class E of Schedule of The Town and Country Planning (General Permitted Development) Order 2015 as amended, which relates to porch additions, as detailed below:

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

Permitted development

E. 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.

Development not permitted

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 M, N, P or Q of Part 3 of this Schedule (changes of use);
- (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);
- (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;
- (d) the building would have more than a single storey;
- (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;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a verandah, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna; or
- (j) the capacity of the container would exceed 3,500 litres.

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.

E.3 In the case of any land within the curtilage of the dwellinghouse which is on 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.

Interpretation of Class E

E.4 For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

ASSESSMENT

Having checked the planning history of the site, standard householder permitted development rights are understood to be intact.

Whilst the proposed outbuilding will be within 2 metres of the curtilage western side boundary of the property, it would be a maximum height of some 2.5 metres. The materials are to be visually similar to the host dwelling (face brickwork, uPVC windows and doors)

The description of the application and plans make clear that the outbuilding will be an incidental usage to the main house as a gym with a bathroom.

The use, location and dimensions of the proposed outbuilding shows that the proposal comply with the criteria specified above.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class E of Part 1 to Schedule 2 of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Andrew Horrell