
Sent: 21 January 2026 15:43
To: Hannah.Darley
Cc: Planning
Subject: Planning Application DC/25/2028: Response to Shipley Parish Council Comments
Attachments: HDC Pre-Application Advice Letter 120520.pdf

Categories: Comments Received

Dear Ms Darley

I note the consultation comments made by Shipley Parish Council and wish to respond to those comments.

Stance

I note that the stance is given as “Customer objects to the Planning Application” yet the comments state “At the meeting of Shipley PC held on 13th January 2026, Members voted to SUPPORT the application”. I hope that the Parish Council did in fact approve the application, recognising the positive aspects of the development as outlined in the Design and Access Statement. In summary, the proposed shepherd’s huts will provide much needed guest accommodation (in the form of agricultural style buildings in keeping with the rural area), support local businesses (in particular the local pubs at a time when the hospitality trade is suffering from changes in the Budget), and provide income to a family that has lived in and supported Shipley Parish for 26 years.

Cladding Colour

“Members did have concerns that the proposed cladding colour was not in accordance with the Parish Design Statement. They ask that the HDC officers ensure a condition is placed to reflect this.”

The cladding colour of the larger shepherd’s hut to provide accommodation (“The Dragons Den”) is dark green with a black roof. The colour was selected to match the surrounding green plant life. The black roof matches the black wood cladding, downpipes and guttering on Rose Cottage and on nearby buildings such as The George & Dragon pub.

The cladding colour of the smaller shepherd’s hut sauna (“The Dragons Breath”) is terracotta red with a black roof. The colour red was selected to reflect the hot nature of the sauna. The shade of red matches the red brick paths, red brick walls and red roof tiles of Rose Cottage and the majority of buildings in Shipley Parish, including the neighbouring properties. The red shade matches the rusty Corten roof and walls of The George & Dragon pub. The black roof matches the black wood cladding, downpipes and guttering on Rose Cottage and on nearby buildings such as The George & Dragon pub.

In the attached Pre-Application Advice Letter (PE/20/0032) for The George & Dragon pub, the Heritage Officer (Sean Rix) stated “My suggestions are that the roof pitch is increased to better reflect the form of a traditional rural building and that the roof material is chosen to weather naturally. If you would like to use a metal then this might be a corrugated weathered steel to reflect traditional barn repairs and appearance. Any increased visibility of the building with a higher ridge would not result in harm in my view as this kind of roof is expected in the Sussex countryside.” The Heritage Officer’s suggestions were followed and subsequently approved by Horsham District Council per DC/20/0926 Full Planning and DC/20/2479 Listed Building Consent. The weathered steel now has a terracotta red colour which is the same colour as the sauna shepherd’s hut.

The extension of neighbouring properties in red brick with red tiles has been approved by Horsham District Council: Nightingales DC/19/1643, 2 Korea Villas DC/22/1418 and Bacon Cottage DC/25/1074.

The Shipley Parish Design Statement endorses the use of red/brown bricks, red/brown tile hanging and red/brown roof tiles, which is the same colour as the shepherd's hut sauna. The Statement endorses the use of black weatherboarding, black circular guttering and black downpipes, which is the same colour as the roof, windows and door of both shepherd's huts.

The Shipley Parish Design Statement states that garages and sheds, ie outbuildings of the same nature as shepherd's huts, "should match the houses that they are associated with and should use the same design criteria as houses". The shepherd's huts have been designed in accordance with these criteria, specifically to match Rose Cottage: red per the paths, walls and roof, and black per the cladding, guttering and downpipes. Incidentally, a photograph of Rose Cottage is included in the Shipley Parish Design Statement as an example of the "traditional brickwork with contrasting brick quoins" endorsed by the Statement.

The Shipley Parish Design Statement states that for commercial buildings "the cladding should be in muted countryside colours, and hedging and tree planting should be used to help soften and hide them". Dark green and terracotta red are countryside colours: dark green matches plants, terracotta red matches the clay soil in the area, as well as the buildings with red bricks, red tile hanging and red roof tiles. As noted above, the red colour of the shepherd's hut has been approved by Horsham District Council in planning applications for neighbouring properties. As shown in the Site Plan ROSE-02RevA and stated in the Design and Access Statement (see below for detail), planting of hedges around the perimeter fence will hide the shepherd's huts from the road to the west, the only aspect from which the shepherd's huts will be visible. The shepherd's huts will not be visible from the north (private woodland), east (private field) or south (private house Rose Cottage).

For the reasons given above, I consider the cladding colours to be appropriate given that they comply with Shipley Parish Design Statement, match buildings in Shipley Parish, and are in accordance with Horsham District Council planning approvals for neighbouring properties.

Landscaping/Screening

"They are also concerned about the lack of landscaping/screening details in the application. It seems the hot tub and sauna will be clearly visible from the road and surrounding area. Members ask that HDC officers rectify this situation with a suitable condition for landscaping rather than wooden fences."

As stated in the Design and Access Statement:

"The main public view of the site would be from Bakers Lane to the west. The site is not visible to the public from north, south or east. The scale of the development would be modest and would not be seen as any more incongruous than a typical farm or equestrian building such as a field shelter. The proposed landscaping will soften the appearance of the structure, forming a fenced off garden area, with hedges around the inside of the fence to provide privacy for guests.

Currently the site has large old oak trees dotted across the area. These oak trees would be left as they are; no trees would be removed or changed. Native hedge species would be planted inside the fence around the entire perimeter of the garden area. Shrubs and trees would be planted around the garden area.

As such we consider there would be no harmful visual impact on the rural setting."

The Site Plan ROSE-02RevA shows that on the eastern boundary there is a 1.8m close boarded fence separating the development site from the garden used by Rose Cottage residents. The Site Plan shows that around the perimeter of the site a proposed hedge will be planted inside the existing post and rail fence, to be maintained at 1.8m on the northern boundary and 1.2m/1.8m on the southern boundary, and 1.2m on the western boundary. The hedge was kept to 1.2m on the western boundary to avoid guests feeling confined behind tall hedges, and to provide them with views across the fields and trees to the west.

The development site is bordered by post and rail fence with wire a close boarded wooden fence for dog-proofing purposes. This is essential given that most guests likely to stay in the shepherd's huts will bring dogs, in view of the rural setting and proximity to public footpaths. Our experience of letting holiday cottages in rural areas has proved that providing dog secure space significantly increases bookings.

Incidentally, many passers-by have commented on how attractive the shepherd's huts are, how they fit in with the rural environment, and how they "look as though they have been there for many years".

For the reasons given above, I consider the landscaping and wooden fences detailed in the Design and Access Statement and in the Site Plan to provide adequate screening of the development site.

Summary

I sincerely hope my detailed comments demonstrate that much thought has gone into the design of the development site and the shepherd's huts. I consider the proposed development to be in line with national and local planning policies which encourage sustainable rural economic development, support of the tourism industry and use of the local countryside. Specifically, I consider the development to be in accordance with Shipley Parish Neighbourhood Plan and Shipley Parish Design Statement.

Please do not hesitate to contact me should you require any further information on the proposed development.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.



Jennifer Winter
Rose Cottage
Bakers Lane
Shipley
Horsham
West Sussex
RH13 8GF

Our ref: PE/20/0032
Your ref:
Officer: Oguzhan Denizer
Email: [REDACTED]
Tel: 01403 215180
Date: 12th May 2020

Dear Ms Winter

Location: The George and Dragon Dragons Lane Dragons Green Horsham

Details: Proposed extension of the pub to include new kitchen and orangery for dining and events

Thank you for your recent enquiry regarding the above, and my apologies for the delayed reply. The enquiry seeks comments on works to the existing Grade II listed property and include which include the erection of a single storey extension to the side/rear of the host building. The proposed extension would provide new kitchen and dining facilities, as well as WC facilities. Views on the enlargement of the existing car parking area are also sought as part of this enquiry. On the basis of the information submitted, and following receipt of amended plans, I can advise as follows:-

The Application site and Surroundings

The site relates to a Grade II listed two storey public house located at the junction between Dragons Lane and Bakers Lane, Dragons Green Shipley. The site is not located within a defined built up area boundary and is therefore considered to be located within the countryside. The listed pub has a Sussex Style half hipped roof design which plain clay tiles to the main part of the roof and is made up of brick and tile hanging to the main walls and timber framed fenestration.

The building benefits from a single storey pitched roof extension to the western elevation which consists of rendered walls and a slate tiled roof. The building also benefits from a single storey flat roof extension to the rear eastern elevation. There are a number of single storey outbuildings within the site as well areas of seating and children's play area. To the north of the main listed pub building is a car park as well as a two storey building which is used as a bed and breakfast. There is also a white canvas marquee located within the grounds of the site which is the subject of an ongoing planning application under reference number DC/19/1548. It is also noted that the existing shepherds hut/structure within the grounds has now been regularised under planning application reference number DC/20/0363.

As detailed above, amended details have been provided indicating the overall footprint and appearance of the proposed extension. The proposals include a modest link from the main listed building with the extension running along the southern boundary of the site. No details have been provided with regards to size or height, however the extension appears to be appropriately sited. The proposed extension follows meetings which have taken place regarding an existing marquee

on site and finding an alternative to this to enable the pub business to remain viable. In order to facilitate the proposed extension and number of existing outbuildings/structures sited in this area of the site would be removed.

Relevant Planning Policy

An application of this nature would be assessed against the following policies:

National Planning Policy Framework:

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

Shipley Parish Design Statement:

Principle of Development

Policy 10 of the HDPF affords support to sustainable rural economic development and enterprise in order to provide economic, social and environmental benefits for local communities.

Policy 26 of the HDPF seeks to protect the countryside against inappropriate development. This provides that, outside of a defined built-up area, any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

Policy 43 of HDPF seeks 'to retain and enhance existing facilities and services, and ensure that new facilities are provided at an appropriate level of provision where a need is identified. Sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists'

Paragraph 195 of the NPPF 2019 states that 'where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.

Policy 10 of the HDPF affords broad support to sustainable rural economic development. The pub is an established business in this rural location. The current landlords have made provisions to ensure that the establishment is viable and can continue to operate during a time where a number of pubs continue to close nationally. One of these provisions includes the marquee, which has been erected without planning consent. The operators of the pub have been advised that the marquee is not considered to be acceptable and has a detrimental impact on the setting of the

listed building. Discussions have taken place to find an alternative to the marquee in the form of a purpose built building/extension to serve the pub.

As stated above, Policy 43 seeks to retain and enhance existing community facilities. This application aims to keep this local community facility open and active, providing a key hub for the local area. Given the use of the site and in the interests of supporting the rural economy/a rural business, the principle of the development is therefore considered to be acceptable subject to all other material considerations.

Heritage Considerations

In order to fully assess the proposal as part of this preliminary enquiry, the Council's Heritage Officer has been consulted and has provided an assessment of the details following a site visit to the George & Dragon Pub and consideration of an amended design. The Heritage officer states that:-

"The sketch proposal for the extension to the pub is as I envisaged. My suggestions are that the roof pitch is increased to better reflect the form of a traditional rural building and that the roof material is chosen to weather naturally. If you would like to use a metal then this might be a corrugated weathered steel to reflect traditional barn repairs and appearance. Any increased visibility of the building with a higher ridge would not result in harm in my view as this kind of roof is expected in the Sussex countryside. I am satisfied this proposal would result in a better solution than the separate buildings and structures erected around the site and intended to be removed.

The proposal to extend the car parking area is understandable and it should be kept as informal as possible. Rather than shingle which can be noisy and reminiscent of domestic drives perhaps a hard-packed hoggin or similar which will appear less sophisticated but remain a firm surface if crowned and provided with sufficient drainage channels. I would not be adverse to the central access being tarmacked for greater robustness. I will await the formal application."

Overall, the principle of the proposed extension with regards to impact on the listed building and character and appearance and impact on the locality would be acceptable. The comments of the Heritage Officer above should be taken into prior to formal submission. The proposals appear to be acceptable with regards to neighbouring amenity, however this would be subject to public consultation and the views of the Council's Environmental Health Department. The proposals also appear to be acceptable on highways and parking grounds, subject to consultation with WSCC Highways department.

Conclusion

Overall, taking the above into account, it is considered that there is scope for the proposed alterations and extensions to the listed building. I can advise that Listed Building Consent and Full Planning Consent would be required for these works and as such, would recommend that these are submitted to allow further consideration, public consultation and formal determination.

The application should be accompanied by the following documents -

- Site Location Plan, Existing & Proposed Block/Site Plans
- Existing & Proposed Elevations & Floor Plans
- A Planning/Design & Access Statement
- A Heritage Statement

I hope that this is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/20/0032 in your submission.

Yours sincerely

Oguzhan Denizer
Senior Planning Officer