

From: Anna Clayton <clerk@rudgwick-pc.gov.uk>
Sent: 15 June 2026 18:29:27 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant.clerk@rudgwick-pc.gov.uk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/0802 Rowanhurst
Categories: Consultations

Good evening

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 8 th June 2026	
Application No: DC/26/0802 18.05.2026	Response/Comments: Objection Overdevelopment, urbanisation and street scene degradation The original site where Rowanhurst, St Albans and Field House now stand, was a rural plot (known as Oakfield), containing one dwelling and having a curtilage rich in diversity. containing many features now sadly lost in the construction. The rural street scene has suffered urbanisation as a result of the development and it is important that over development and further street scene degradation are avoided, to accord with RNP Policy 1. No garage in front of any of the three properties now established on the Oakfield site has ever been shown in any of the approved plans. When pre application advice was sought for the 1 st house (now known as St Albans) that was subsequently built on the site , the HDC Planning Officer noted the following: <i>While the subdivision of the plot to erect an additional detached dwelling is considered supportable, there are concerns in respect of the detached two-bay garage to the frontage. The street scene is predominantly defined by linear development set back from the street scene, with ancillary buildings positioned to the side of the host dwellings. While it is</i>
Applicant: Rowanhurst, Cox Green	
Reason for Application: Erection of a detached 2 bay garage.	
Official Response Date: Not available / 13 th July 2026	

acknowledged that a detached garage to the adjacent property of April Rise is positioned to the frontage, this is not considered to reflect the discernible build pattern and layout of the surroundings, and is not considered sufficient to justify the position of the proposed detached garage. As such, it would be anticipated that the proposed garage be positioned in line with the proposed dwelling, and set back from the public highway.

Plans subsequently submitted and approved for the 1st house (now St Albans) and also for the refurbishment originally approved for Oakfield (now Rowanhurst), both showed a double garage for each dwelling being built at the rear of the property.

When the demolition of Oakfield and construction of Rowanhurst to replace it was approved, the plans showed a single integral garage.

The 3rd property on the plot, Field House, was approved with a garage built at the side of the dwelling.

Therefore all 3 new constructions have complied with the Planning Officers pre application advice. The latest application flies in the face of the pre app advice and would introduce the harm that the planning officer outlined and with which Rudgwick Parish Council (RPC) concurs.

The WSCC guidelines make no requirement to provide extra garaging for developments as long as there are the proscribed number of parking spaces per property.

With an integral garage and parking spaces already in place there is no need to overdevelop the site and overburden the street scene further by the addition of another structure on the front of the Rowanhurst plot. The fact that 2 other houses nearby have sought and gained approval for a detached garage in front of their properties should not have any bearing on Rowanhurst, which has other factors affecting such development. Each property planning application is surely judged individually with it's own material considerations taken into account.

	Biodiversity mitigation and landscaping issues not yet clarified, conditions not yet discharged There have been significant concerns raised with regard to whether conditioned biodiversity mitigation plans have not been followed for the whole site, and that some landscaping is completed (without approved/discharged plans) that conflicts with the rural street scene. There is also the question as to whether pre-occupation landscaping conditions have not been discharged, despite the fact that the 3 properties on the site (including Rowanhurst) are all occupied. Therefore RPC believes that there should be no determination of this application whilst there are outstanding issues awaiting investigation and clarification. In particular, RPC believes that a site inspection of all green assets post (the existing) construction needs to be undertaken NOW by a suitably qualified ecologist in order to ensure that existing Regulatory Conditions imposed to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015) have been fully complied with.
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With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council
Telephone: 01403 822678 / Email; assistant.clerk@rudgwick-pc.gov.uk

Clerk &/or Assistant Clerk are contactable Mon-Fri normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166
Parish office open to the public Mon, Thur & Fri 10.00am-1.00pm