



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Snoxall, Bucks Green, Horsham
DESCRIPTION:	Erection of ground and first floor extensions to the rear.
REFERENCE:	DC/26/1121 and 1122
RECOMMENDATION:	<u>Advice / No Objection / Objection / More Information / Modification / Refusal</u>
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS:	
Originally a single dwelling Snoxalls has been subdivided into two with The Old Cottage forming the other half of the listed building. It is understood that it is one of the oldest surviving buildings in the parish possibly dating to the late fourteenth century. The rear elevation of the building has been unsympathetically extended in the past with a single storey addition that links through to the neighbouring property.	
There are opportunities to improve the building and better reveal its significance. This should start with the premise of removing the existing flat roofed element. As it stands there would be an objection to the extent of the extension and the provision/retention of a flat roof to either side of the two storey projection. The single storey flat roof is not a traditional feature and appears incongruous in context with the qualities of this vernacular timber framed building. The addition of an extension on the western side of the two storey extension would also result in the historic features of the building being obscured by an additional area of flat roof. The property was originally constructed as a single dwelling and this should be reflected in any design solution to ensure that the significance and understanding of the building is not diluted. Consideration also needs to be given to the junction with the neighbouring property.	
There would also be a concern with the changes to the proposed staircase. Given its function, a staircase often forms an integral element in the plan form of a structure, and as building plan forms have developed over time, the positioning and design of staircases has evolved accordingly. Variations of style between individual staircases in a building may denote differences in status between different areas and help to identify the ways in which a building was occupied and used. The means by which a staircase is constructed may also demonstrate historic methods of joinery and craftsmanship. The staircase appears in the plans prior to the building's conversion into 2 dwellings, and	

whilst some elements may be newer additions it isn't clear whether the staircase has historic or evidential value. Further investigation would therefore be required to ensure that no historic fabric is lost.

ANY RECOMMENDED CONDITIONS:

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DEPARTMENT:	Strategic Planning
DATE:	21.08.2026