

27 February 2026

Horsham District Council
BY EMAIL

HJ/Let/P2346

Dear Sir/Madam

Lower Perrylands Farmhouse, Lower Perrylands Farm, Shipley, Dial Post, Horsham, West Sussex, England, RH13 8NT

Extensions and alterations to existing dwelling

This Planning Statement has been produced on behalf of the Applicant, Church Barn Group, in support of a Householder Planning Application for the proposed residential extension of Lower Perrylands Farmhouse, Lower Perrylands Farm, Shipley, Dial Post, Horsham, West Sussex, England, RH13 8NT.

The proposal aims to renovate an aging 5 bedroom family home to a more suitable standard. It is contented that improvements to the architectural quality and appearance will positively contribute to both the quality of life of those living there, and retain and respect the local aesthetic.

This Statement will cover relevant planning policy and guidance, considering effects of the proposed development and relationship with existing neighbouring properties.

The Site

The dwelling is located south-west of the settlement of Dial Post on Lower Perrylands Farm, situated at the end of a private access track that turns westward off Basing Hill on the A24.

The land west comprises agricultural land, and to the south and east and southeast there is a selection of agricultural buildings and five other residential properties, to the north there is an area of woodland. The closest neighbours' dwelling is located just over 100m southeast of the house.

The existing property is a large two-story residential house with five bedrooms, and a large curtilage surrounding the property containing a workshop and a garage that comprise part of the property.

Planning History

A search on Horsham District Council's online resting reveals no past planning applications on the proposed site itself.

There is planning history relating to the wider farmstead:

DC/25/1439 – Current application for the 'demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking'.

DC/24/1087 - Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses – Approved 25 September 2024.

The Proposal

The application for Householder Planning Permission, seeks extensions and alterations to the existing dwelling at Dial Post Farmhouse. The works varying between single and two storeys, will reduce the number of bedrooms to four. The works include the removal of a separate garage and workshop behind the house, and the addition of an open carport attached to the east of the house.

A two storey extension is proposed to the west of the property, where a lounge and dining area would sit on the ground floor along with internal alterations. Adjoined to the east of the property would be a new open car port.

The garage and workshop are situated just north of the house and would be demolished to provide a larger garden area.

For further details about the scheme, please refer to the submitted accompanying plans.

Policy Overview

The relevant Development Plan comprises the Horsham District Planning Framework (2015) and Shipley Parish Neighbourhood Plan (2021).

Other material considerations include The National Planning Policy Framework ('the Framework') and Planning Practice Guidance ('PPG').

Horsham District Planning Framework – (HDPF)

5.4.1. The Horsham District Planning Framework (HDPF) was formally adopted in November 2015. The HDPF contains the policies against which development management decisions within that area will be made. The most relevant sections are as follow:

Policy 25 – The Natural Environment and Landscape Character

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - The Quality of New Development

Principle of Development

Householder Planning Permission is sought for this residential extension scheme.

The extensions are to an existing dwellinghouse and will achieve a significant improvement to this currently tired property.

Design, Form and Appearance

The extensions are designed to make appropriate use of high-quality materials and mindful architecture to keep with the rural etiquette, without having a negative impact on the nearby surroundings.

The westward extension would provide more internal living space in the house. On the ground floor the new open plan dining and living area would also include new windows and a skylight for improved light and outlook. The carport would be connected to the east of the house; it would then have the potential for the easy addition of EV charging ports if needed.

The number of bedrooms will decrease from five to four, although the scheme would create larger bedrooms than currently exist, providing improved living arrangement for future occupants.

The development aims to keep with the local rural aesthetic, and the carefully designed architecture reflects this through reuse of existing materials and sympathetic additions to the building.

Residential Amenity

The nearest residential dwelling is approximately 100m southeast of the building, and as such there will be no impact upon neighbouring properties. Furthermore, the property is screened by existing hedgerows and scattered trees and hedges.

The proposed extension therefore complies with Policy 28 of the HDPF which supports extensions particularly if: "the development can be accommodated appropriately within the curtilage of the existing dwelling" (HDPF p.104).

The removal of the garage and workshop areas provide greater open space to the garden area.

Access and Parking

The site has an existing access road leading from the A24, and vehicular access would remain after the development.

There is abundant parking on the site are in line with local regulations. The car port extension would provide the opportunity for connecting EV ports.

Conclusion

The proposed extensions at Lower Perrylands Farmhouse have been designed to enhance the building through subservient additions to the existing dwelling, high-quality building materials and a sustainable design.

The development is expected to have a minimal effect on neighbouring as it is in a private setting and well screened by hedgerow and trees.

There will be a significant improvement to the property with the extensions improving the living conditions of future occupants through well designed increases the internal floor space and external additions.

Overall, the alterations are designed to improve the existing dwelling and are considered to be fully in line with development plan policy.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director