

30 June 2026

Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL



**HAMMER HILL HOUSE HAMMERPOND ROAD PLUMMERS PLAIN
RH13 6PE – PP- 14962324**

We attach a householder planning application for the demolition of the existing chalet and erection of a replacement chalet and associated development.

We include:

- application form
- floor plan SOS/857/101C
- elevations SOS/857/102E
- location plan SOS/857/103D
- block plan SOS/857/104B
- CIL Form 1: Additional information
- application fee £272.00 (to be paid by clients)

The application property is a dwelling, Hammer Hill House, set in a large plot with formal gardens and outbuildings near the house. The existing single-storey chalet is to the north-east of the dwelling, surrounded on three side by a tall, maintained hedge.

Planning permission DC/24/1497 for the erection of a single storey extension to the existing ancillary chalet accommodation and alterations to fenestration was granted on 15 January 2025.

This proposal is to replace the existing chalet building, which is not in good condition, with new, higher quality building for the same use.

The proposed building would have a similar appearance, scale and fenestration as the approved chalet. It would have solar panels on its southern roof slope and two roof lights in the northern roof slope. There would be a flue rather than a chimney.

The proposed external materials, as annotated and specified in the notes on the elevations drawing SOS/857/102E, would be:

- Walls: Cape Cod timber in sandalwood colour
- Roof: Slate in grey
- Windows/door frames: Aluminium in cream RAL 9001
- Flue: Metal in black

The applicants advise the following.

After careful consideration of different options, the homeowners have concluded that the demolition and replacement of the previously approved extension scheme (DC/24/1497) would provide a more coherent and efficient form of development, enabling improved accessibility, construction quality, thermal performance and long-term usability. The proposed replacement chalet building has been carefully designed to remain ancillary and subordinate to the dwelling, whilst its scale and visual impact would be comparable to the previously approved development.

The previously approved scheme was for a building width of 7,050 mm, inclusive of the chimney projection. The current proposal seeks a minor increase in the main building width to 7,050 mm, with the chimney removed from the design. As a result, the replacement chalet building would be similar to the approved scheme in its overall scale.

The modest increase in main building width is required to improve the internal accessibility of the accommodation by providing suitable wheelchair circulation space within the bedroom and bathroom, thereby helping to accommodate visiting family guests with mobility needs.

The proposed changes would not result in any additional overlooking, overshadowing, loss of light or other adverse impacts on neighbouring properties when compared with the approved scheme. The development, therefore, would continue to accord with the principles of good design, accessibility and sustainable development contained within local and national planning policy.

The proposed installation of solar photovoltaic (PV) panels on the south side of the roof would represent a modest and sustainable enhancement which would support national and local planning objectives relating to renewable energy generation and carbon reduction. The development has been designed to minimise visual impact whilst improving the environmental performance of the property.

The proposed ancillary chalet building is well suited to accommodate solar PV panels owing to its roof form, orientation and secondary relationship to the dwelling. The panels would be mounted flush with the roof slope where possible, ensuring they would be visually discreet and subservient to the host structure. Given the ancillary nature of the building and its seclusion in the landscape, the proposal would not result in harm to the character or appearance of the property or surrounding area.

The energy generated by the panels would serve the dwelling so that it could be consumed year-round, not just when the chalet is in use by visiting family or friends. The proposal would thereby contribute positively toward reducing reliance on non-renewable energy sources, in line with the objectives of the NPPF, which encourage renewable and low-carbon energy development.

Overall, these amendments represent minor and justified alterations to the approved plans to deliver accessibility for wheelchair users and energy efficiency, whilst maintaining the overall character and acceptability of the development. The chalet building would remain ancillary and subordinate to the dwelling, with no change proposed to its ancillary guest use for visiting family and friends.

In planning policy terms, the proposed building would be small in relation to the size of the house and other outbuildings and grouped with other buildings. It would have a high-quality of design and materials, reflecting the physical and environmental context and relating sympathetically to the surroundings. The building would have no impact on neighbouring occupiers. It would have no greater impact than the existing or previously approved chalet.

The proposal is consistent with the following policies:

Horsham District Local Plan 2015

- Policy 1 Strategic Policy: Sustainable Development
- Policy 28 Replacement Dwellings and House Extensions in the Countryside
- Policy 32 Strategic Policy: The Quality of New Development
- Policy 33 Development Principles

Lower Beeding Neighbourhood Plan 2020

- Policy 12 Design

NPPF

- Paragraph 8
- Paragraph 63
- Paragraph 135
- Paragraph 167

If you have any questions about the application, please contact Roy Speer.

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