From: Anna Clayton <clerk@rudgwick-pc.gov.uk>
Sent: 09 February 2026 21:27:38 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>; "Sam.Nye" <Sam.Nye@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/25/1923 The Old Stables

Good evening

Please find Rudgwick Parish Councils observations below;

Applications for consideration at Rudgwick Parish Council Meeting 9th February 2026	
Application No: DC/25/1923 26.01.2026 Supplementary documents.	**Response/Comments:** **RPC objection** **The application is to replace a building set next to a dwelling which was given deemed consent under a class Q C3 change of use application from agricultural use to dwelling in 2016.** **This deemed consent does not permit extensions or outbuilding to be added to a class Q conversion, without a full planning application being submitted. The building presently in situ, does not appear to have been granted any planning permission and is stated to have been there since 2019.** **There is no record of any application to erect an outbuilding, therefore this application to replace a building erected without planning permission is not valid and should be refused.** **Even if a planning application was deemed valid, this application would be in breach of HDPF policy 28, as the replacement building is three times the footprint of the existing building and also its position near to the road, scale and the materials being suggested would not be in**
Applicant: The Old Stables, Guildford Road, Rudgwick	
Reason for Application: Erection of an implement store for machinery for equestrian use.	
Official Response Date: 11.02.2026 / Determination 27.01.2026 (not updated)	

	keeping with the neighbouring dwelling. **The applicant states that the site is not viewable from the public footpath but this is not the case, as the whole site can be viewed from the Downslink Path.** **Therefore, a large new building could be viewed as a blot on the landscape.** **The submitted block plan is misleading as it shows the new structure having a similar footprint to that of the existing, whereas in reality it is much larger.**

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 opent to the public Mon, Thur & Fri 10.00am-1.00pm