



Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Our ref: 26PS0012
Your Ref: 14 Trafalgar Road, Horsham,
RH12 2QB
Your Ref: DC/26/1256
email: anthonyyates@aycornplans.com
Date: 26th August 2026

Dear Sir/Madam

Change of Use from commercial use to 2 bedroom residential property (small commercial unit at the front to be retained). 14 Trafalgar Road Horsham West Sussex RH12 2QB

As requested, please see below the planning statement for the above project.

1. Introduction

The building was previously used by CMD interiors Ltd, a company involved in the manufacture of fitted curtains, blinds, tracks and poles and upholstery. Since the company's liquidation on 1 May 2024, it has undergone a slow process of dilapidation. It is the intention of the new owner to restore the building and maintain its original external features/character. The intention is for the commercial frontage to be kept as original, although any rotten timber windows and doors will be replaced and upgraded.

The rear of the building will be converted to a modest 2-bedroom house. This will help Horsham's current housing shortage while creating minimal impact to the neighbours on each side of the building. Careful consideration has been made to all elevations, particularly where a change of use to dwelling is intended. The proposed planning elevations indicate no additional windows, doors or change in external wall materials (brick). The rear garden area has been left derelict and unsightly for some time, the intention for this rear garden is to provide attractive landscaped area which will be suitable for a small family to enjoy safely.

Discussions with the neighbours regarding the planning proposals have been met positively. Each have expressed a sense of relief that the building will no longer be left unused and abandoned to decay.

The internal alternation will have minimal impact on services as the infrastructure will be retained as the existing layouts indicates.

2. Context and Need for the Proposed Development

The proposed development aims to address the growing demands for housing, commercial space in the Horsham District. With an anticipated increase in population and local economic growth, there is a pressing need for affordable housing and retail facilities to foster sustainable growth in the community.

Furthermore, the site is well-situated with access to key infrastructure such as transport links, local services, and amenities which makes it an ideal location for this mixed use development. The development seeks to enhance the existing character of the area while providing essential services that contribute towards a vibrant community.

3. Compliance with Planning Policies

- **Horsham District Local Plan 2023-2040:** The development aligns with Core Strategy policies i.e - Strategic Policy 37: Housing Provision 10.21 This policy sets out how the Council will meet the housing needs for this District and contribute to the delivery of unmet housing needs from other areas. The Council's evidence base work has identified a total of 13,212 homes which are considered to be deliverable in the Plan period. Taking account of the need for flexibility of supply, this equates to an annualised target of 777 homes each year (and includes a 10% buffer for the first five years of the Plan period). It also addresses areas identified in the Horsham District Planning Framework that require (highlight needs, e.g., infrastructure improvements, community facilities).

We hope the above information will now allow the planning application to be validated.

Should you have any further queries/requests, please do not hesitate to contact me.

Your Sincerely

Anthony Yates

Aycorn Plans