From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 30 September 2026 08:58:00 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/1388 (Householder Application) & DC/26/1389 (Listed Building Consent), Church Cottage
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 12th October 2026	
Application No: DC/26/1388 31.08.2026	**Response/Comments:** The applicant's Heritage, Design and Access statement does not reference Rudgwick Neighbourhood plan policies and appears to indicate doubt over whether the site lies within the village Conservation area. For clarity, enclosed below is a link to the HDC Conservation Area map for Rudgwick showing Church Cottage quite clearly within the Rudgwick Conservation area. The application should also comply with the emerging HDC Conservation Area Appraisal and Management plan. Rudgwick Conservation Area boundary The Neighbourhood plan is a statutory Development Plan Document and therefore its policies must be taken into consideration for planning applications. The proposed development stands within the curtilage of a Grade 2 listed building, inside the Rudgwick BUAB and the Conservation area. No conflicts with RNP policies 6,7, & 9, are noted, and the effect on the setting of the listed building, others nearby, and the street scene in the
Applicant: Church Cottage, Church Street, Rudgwick	
Reason for Application: Extension to existing garage and conversion into habitable living space to form an annexe to provide short-stay holiday accommodation. (Householder Application).	
Official Response Date: 15.10.2026 / Determination 26.10.2026	

	Conservation Area would appear to be minimal, plus a short term holiday let could contribute to the local economy (RNP 10). However, the proposal could provide the possibility of a stand alone, independent dwelling. Therefore any approval should tie the development to ancillary usage to the main dwelling or short term holiday let only, by way of a planning condition or other suitable method. There should also be a condition attached to require a detailed strategy to show how loss or damage to tree T1 would be prevented, and particularly how its RPA would be protected during construction and development, in order to accord with RNP Policy 17. **No Objection, but only subject to the two conditions outlined being defined in the approval.**
Application No: DC/26/1389 31.08.2026 **Applicant:** Church Cottage, Church Street, Rudgwick **Reason for Application:** Extension to existing garage and conversion into habitable living space to form an annexe to provide short-stay holiday accommodation. (Listed Building Consent). **Official Response Date**: 17.10.2026 / Determination 26.10.2026	**Response/Comments:** The applicant's Heritage, Design and Access statement does not reference Rudgwick Neighbourhood plan policies and appears to indicate doubt over whether the site lies within the village Conservation area. For clarity, enclosed below is a link to the HDC Conservation Area map for Rudgwick showing Church Cottage quite clearly within the Rudgwick Conservation area. The application should also comply with the emerging HDC Conservation Area Appraisal and Management plan. Rudgwick Conservation Area boundary The Neighbourhood plan is a statutory Development Plan Document and

	therefore its policies must be taken into consideration for planning applications. The proposed development stands within the curtilage of a Grade 2 listed building, inside the Rudgwick BUAB and the Conservation area. No conflicts with RNP policies 6,7, & 9, are noted, and the effect on the setting of the listed building, others nearby, and the street scene in the Conservation Area would appear to be minimal, plus a short term holiday let could contribute to the local economy (RNP 10). However, the proposal could provide the possibility of a stand alone, independent dwelling. Therefore any approval should tie the development to ancillary usage to the main dwelling or short term holiday let only, by way of a planning condition or other suitable method. There should also be a condition attached to require a detailed strategy to show how loss or damage to tree T1 would be prevented, and particularly how its RPA would be protected during construction and development, in order to accord with RNP Policy 17. **No Objection, but only subject to the two conditions outlined being defined in the approval.**

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