From: assistant clerk <assistant.clerk@rudgwickpc.co.uk>
Sent: 05 August 2024 08:53:18 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Rudgwick Clerk" <clerk@rudgwickpc.co.uk>; "assistant clerk" <assistant.clerk@rudgwickpc.co.uk>
Subject: DC/24/0957 (Pensfold Farm), HRA/24/0007 (Naldretts Lane), DC/24/1036 (Howick Barn)
Categories: Consultations

Good morning

Please see Rudgwick Parish Councils observations below:

Delegated Applications for noting at Rudgwick Parish Council Meeting 9th September 2024				
Application No	**Applicant**	**Reason for Application**	**Recommendation**	**Official Response Date**
DC/24/0957 16.07.2024	Pensfold Farm, Naldretts Lane, Rudgwick	Erection of oak framed garage and barn complex.	**Objection - insufficient detail is provided in the current application to indicate the layout and usage of the upper storey of the proposal. It could be capable of providing the facilities for an independent dwelling, in breach of HDPF policies 26 and 28 and RNP Policy 1. This must be clarified and further information provided. If deemed to be ancillary accommodation and approved, it should be subject**	**Not available (Determine 10.09.2024)**

			to a condition that it is not used for commercial let and is entirely ancillary to the main dwelling for occasional and recreational use only.	
HRA/24/1003 15.07.2024 (Habitats Regulations Assessment)	Naldretts Farm, Naldretts Lane, Rudgwick	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to application DC/23/1052.	**The parish council is unable to comment on this application and relies upon the expertise of Natural England to assess and judge the evidence provided.**	**Not available (Determine 09.09.2024)**
DC/24/1036 08.07.2024	Howick Barn, the Haven	Erection of a 2No. bay garage with workshop/storage above, as replacement of existing shed and store.	**Objection - The existing structures are noted as a timber shed and store, to be replaced by a garage and store, with a room above. The floor plan notes this room as an annexe, but with no further details. Should the annexe provide living accommodation capable of being independent of the main dwelling, this could constitute development in the countryside and contravene**	**Not available (Determine 02.09.2024)**

			RNP Policy 1 & HDPF policies 26 & 28. Further information is therefore required to clarify the position. **If permission for the proposal is granted, it should be subject to a condition that it is not used for commercial let and is entirely ancillary to the main dwelling for occasional and recreational use only.**	

With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council

Tel nr: 01403 822678
Working hours: Monday, Thursday and Friday 8.00 – 16.00
E-mail: assistant.clerk@rudgwickpc.co.uk

With kind regards
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