From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 December 2025 18:41:51 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1873
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 31/12/2025 6:41 PM.

Application Summary

Address:	Bucks Cottage Tismans Common Rudgwick West Sussex RH12 3BJ
Proposal:	Fill in open well in upper floor (over pool), Installation of new partition. Replacement of 1no. window like for like on the West elevation (Lawful Development Certificate - Proposed)
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	Bucks Cottage Tismans Common Rudgwick, Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Design
Comments:	I am the current owner of Bucks Cottage and wish to respond to the comments from the Rudgwick Parish Council dated 11/12/25 which contain a number of inaccurate assumptions and assertions. It is asserted by RPC that it is "obvious" that the upper floor and stairs of our Pool House are a later un-permitted alteration. These assertions are incorrect.

A review of the original approved drawings for the Pool House, reference RW/38/99, clearly shows the upstairs windows and rooflights on these approved drawings It is also very clear from inspection of the Pool House that the whole structure of the Pool House roof is integral with the upper floor and that the mezzanine floor was constructed at the same time as the original build. There does not appear to be sufficient resistance to racking (lateral collapse), without the upper floor in place.

The Building Control Register confirms there was a Building Notice application reference 1124/RW/99. This confirms that the work on the Pool House was completed on 15th June 2000, and inspection of the material used corroborates the contemporaneous nature of the entire construction. Our understanding is that HDC Building Control were aware of the upper floor in 2000.

I can confirm that no alterations whatsoever (external or internal) have been made to the Pool House at any time during our period of ownership (2012-2025) nor to the best of our information and belief were any such alterations made during the period of ownership of our predecessors in title (2001-2012). This is confirmed in formal replies to enquires raised of the previous owners by our solicitors at the time of our purchase in 2012. At no time has the internal arrangement of the Pool House been concealed. For example it is clearly visible on the particulars of sale in 2012. The evidence unequivocally demonstrates that the work was completed very openly over 25 years ago.

The use of the Pool House remains unchanged. Its use was and remains, ancillary to the main house. It is not to be used as a separate dwelling or self contained annexe.

If an HDC representative would like to visit and inspect the Pool House to verify these facts, he/she would be very welcome to do so.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton