

ITCHINGFIELD PARISH COUNCIL

www.itchingfieldparishcouncil.gov.uk

2nd March 2026

Development Control Committee – Area North
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Planning Team

Following the Parish Council Meeting on 23rd February 2026, this is to confirm that Itchingfield Parish Council would like to make the following representations to be put before HDC Planning Committee:

DC/25/2106 – Toat Farm, Bashurst Hill, Itchingfield – Conversion of Barn and reconstruction of existing car port into a habitable annex ancillary to the main dwelling.

Itchingfield Parish Council has no objections and recommends this Planning Application for approval.

DC/26/0103 – 1 Pathway Cottages, Cross Lane, Barns Green – Erection of a two-storey dwelling.

The proposed development is in the present domestic curtilage (garden) of 1 Pathfield Cottages, which is the LH side of a pair of semi-detached early 20th century cottages known as Pathfield Cottages. There are also a pair of similar cottages at 1 and 2 Fairfield Cottages neighbouring the property to the east. All these properties have a similar street facing aspect and original ground floor plan with a smaller rear section to enable light to reach the habitable rooms of its open side neighbour which is typical of workers cottages of the period. The proposed dwelling has a greater overall width of 5.756 metres compared with the current cottages 4.532 metres; its frontage starts at the building line of the existing properties on the north side of Cross Lane and has a similar depth. However, the property has a broadly rectangular ground plan with the eastern side of the proposed property some 2.0 metres from the existing 1 Pathfield Cottages. This means that natural light to the kitchen and dining room in 1 Pathfield Cottage will be substantially reduced, even with the proposed lower roof line of the ground floor extension, particularly as this is on the northern elevation of the properties and will receive little or no direct sunlight, except in the late afternoons/evenings in mid-summer. The developers assertion that as the two properties are under the same ownership, the residents, (tenants) of 1 Pathfield Cottages will not complain, is a spurious and arrogant statement and has no basis in planning law as both the properties are considered as market housing and could change ownership in the future. The overall mass of the proposed dwelling is out of keeping with its neighbours and needs to be reduced in overall width and to be further reduced in width by 3 metres for the rearmost 4 metres on its east side to provide adequate light, in keeping with the measures taken in the existing properties as stated above. The reduction of overall width of the property will enable the dwelling to better fit with the existing street scene. The positioning of the proposed dwelling on the site means that it will be close to existing mature Oak trees on the adjoining field to the west, which may cause problems with subsidence/heave due to the root systems running under the proposed dwelling. There has been a recent history of such subsidence to nos. 1 and 2 Pathfield Cottages, caused by oak trees on the proposed site which have been cut down.

The current tenants of 1 Pathfield Cottages have the use of the garage which is to be demolished. They will also lose the ability to park off road on the driveway. The tenants will have to park their cars in front of the cottage. The frontage of the cottage is currently planted with hedge and shrubs. 2 car parking spaces in line with current standards, 2.9 metres wide x 5 metres long need to be made available by the developer together with a suitable double drop kerb to Cross Lane. The width of the plot of 1 Pathfield cottages is shown as being 6.532metres, which includes access to the rear of the house and access to the front door. With 2 cars parked there will be no way for access to either the rear of the property or to the front door by those with mobility issues.

Itchingfield Parish Council recommend this planning application for refusal due to over development, loss of light and a design which is overbearing and out of keeping with the current street scene of early 20th century properties. See also refused planning applications DC/17/0562 and DC/15/2501.

DC/26/0161 – Bowood, Bashurst Copse, Itchingfield – Demolition of existing dwelling and garage and erection of replacement (self-build) dwelling with detached garage/garden store.

Itchingfield Parish Council has no objections and recommends this Planning Application for approval.

DC/26/0118 – Muntham House Farm, Muntham Drive, Barns Green – Conversion of a two storey brick Barn and small part of an adjoining portal frame agricultural barn, into a dwelling with associated landscaping and parking.

The emerging Horsham Local Plan 2024, as yet unmade, but having some weight, policy 32 states that conversions of redundant agricultural and forestry buildings to residential use will be supported if **all** of the following criteria are met:

1. The proposal would secure the future of an existing heritage asset or a building worthy of retention. ***The proposed building has no heritage credentials although its worthiness for retention rests mainly on its possible commercial use.***
6. It is demonstrated that the proposal will; a, Enhance the immediate setting through its design and appearance, landscape design and materials: and b, Enhance biodiversity in and around the site. ***Its design shows a brutalist and austere aspect, out of keeping with local dwellings and no landscaping has been shown in the application.***

Itchingfield Parish Council is concerned that the proposed dwelling relies on the adjacent larger agricultural barn for support and structural aspects. Whilst this might suit the current owner it does mean that, since this dwelling would count as market housing, inappropriate commercial activities could take place which would materially and negatively impact on any future occupants. Itchingfield Parish Council feels that this application needs considerable refinement i.e. to divorced from the adjacent agricultural building and to demonstrate positive ecological improvement.

Therefore, Itchingfield Parish Council recommends this planning application for refusal as presented.

Kind regards

Alan Strudley
Chairman to Itchingfield Parish Council