



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	34 Rusper Road, Horsham
DESCRIPTION:	Demolition of existing single storey rear extensions and erection of a single storey rear extension. Conversion of loft into habitable living space and installation of rear dormer. Replacement of garage roof with flat sedum roof including solar panels. Alterations to fenestration.
REFERENCE:	DC/26/0877
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS:	
34 Rusper Road is recognised as a locally listed building (non-designated heritage asset). It is described within the Horsham Town Local List as part of a group "of 3 detached double fronted 2 storey houses set amongst large gardens, with front drives behind low brick walls. Brick with quoins and stringcourse detailing, clay tile roofs, two chimney stacks, toothed timber eaves detailing. Sliding sash windows, central door with porch and skirt roof above ground floor windows. Group value with 20-26 Rusper Road and 28 Rusper Road. c.1910." Alterations and extensions to the property were undertaken in 1962. These extensions would be removed as part of the development. The extensions although modern in form have considered the historic and architectural character of the original building. It would be suggested that provided the detailing and materials are maintained the scheme would preserve the character of this non-designated heritage asset.	
ANY RECOMMENDED CONDITIONS:	
LB01 Samples of External Materials and Finishes Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:	

- Specifications of external materials and surface finishes, including the maintenance schedule for the green roof.
- Specification for all new and replacement windows and doors including cross sections of the frame, transom, mullions, glazing bars, including details of the proposed dormer construction.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	01.07.2026