

17 February 2026

Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL



ASPEN PLACE OKEHURST LANE BILLINGSHURST RH14 9HR

We attach a householder planning application for the erection of a hobbies outbuilding.

We include:

- application form
- floor plan MD/186/200
- elevations MD/186/201
- location plan MD/186/202
- block plan MD/186/203
- CIL Form 1: Additional information
- application fee £262.00 (to be paid by clients)

The application property is a single-storey barn and stables converted to a dwelling and set in a spacious plot on the south side of Okehurst Lane. A public right of way (1333) runs north/south through the application property along the access and down to the southern boundary where it then leads westwards. However, an alternative footpath has been created along the eastern boundary of the property.

Planning permission DC/25/1779 for a two-bay garage with attached store at the front of the property was granted on 18 December 2025.

The proposal is erect a single-storey hobbies outbuilding at the rear of the ownership on a disused sand school. The applicants' hobbies include photography, music making and motor bike collection. There is insufficient space within the family home to accommodate these activities. Three bedrooms are required for family members but some of those rooms, together with the guest room and corridors are currently being used for storage and conducting the hobbies. Consequently, the proposed outbuilding is needed to house the hobbies and restore all rooms and circulation space to their intended and required purposes.

The proposed hobbies outbuilding would have an agricultural appearance with low-pitched roof, low eaves and ridge and no rooflights. The steel frame would be clad with profile PVC coated metal sheets with up-and-over doors to the bays.

There is a larger single-storey agricultural-type building, adjoining to the north of the site of the proposed hobbies building, which has low block walls and black timber boarding above. That adjoining building is in the grounds of the neighbouring property to the north-west, Minstrels Wood (formerly Wynstrode Farmhouse), which is grade II listed. There are substantial leylandii on the boundary to the west of the former agricultural building and to the north of the former agricultural building.

There is a substantial former agricultural building on the adjoining site to the east, in the wider ownership of the applicants.

To the south of the former sand school, is open countryside in the ownership of the applicants.

On the western side of the former sand school, there are mature bushes and trees.

We understand Aspen Place was a barn and stables, part of a wider estate, now divided into separate parcels and dwellings and is covered by the listing of Minstrels Wood, by virtue of being in the curtilage of that listed building at the time of its listing.

Aspen Place has an attractive traditional composition, comprising red facing brickwork, plain clay tiling and timber weatherboarding. The materials and form of the building are consistent with the adjoining listed building. The low height of Aspen Place and its half-hipped roofs reinforce the rural character of the former equestrian buildings, which remains recognisable, and ensure that they relate well to their rural surroundings. The application property is now separated from the adjoining listed farmhouse with domestic fencing, hedge planting and mature leylandii.

The significance of the curtilage listed building now derives from its contribution to the wider setting of the listed building, albeit there is now limited intervisibility. It retains its position within the historic rural buildings group and its subordinate relationship with the adjoining listed farmhouse.

The proposal would preserve the setting of the vernacular rural building, Aspen Place. It would maintain the setting of the adjoining heritage asset, Minstrels Wood, and the special character of the district's historic environment.

The proposed hobbies outbuilding would be consistent with the form and appearance of the adjoining former agricultural buildings to the north and east. The chosen location, sited close to a similar but larger building and well screened from the applicants' dwelling and the adjoining dwelling by the

evergreen trees, would be appropriate and mean that the hobbies outbuilding would have no impact on either dwelling. It would be a subordinate element within the extensive curtilage of Aspen Place.

From the north/south section of the public footpath, the proposed hobbies outbuilding would be screened by the closeboard fence on the boundary. From the east/west section of the footpath to the south of the site, which is at a lower level than the site, the proposed hobbies outbuilding would be partially screened by overgrowth and trees along the boundary. In any views possible from the footpath, the proposed hobbies outbuilding would be seen against and with the much larger adjoining building and against the leylandii and bushes and trees around the former sand school.

The proposal is consistent with the following local plan policies:

- Policy 1 Strategic Policy: Sustainable Development
- Policy 28 Replacement Dwellings and House Extensions in the Countryside
- Policy 32 Strategic Policy: The Quality of New Development
- Policy 33 Development Principles
- Policy 34 Cultural and Heritage Assets

If you have any questions about the application, please contact Roy Speer.

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