

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 April 2026 10:17:14 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0479
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 20/04/2026 10:17 AM.

Application Summary

Address:	Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY
Proposal:	Erection of a single storey side extension, detached garage with integrated pool house and swimming pool. (Householder Application).
Case Officer:	Halima Chowdhury

[Click for further information](#)

Customer Details

Address: Nuthurst Parish Council PO BOX 1098 Horsham

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other
Comments:	The Council objects to the proposal on the following grounds: The proposed development fails to comply with Policies 32 and 33 of the Horsham District Planning Frame-work. Policy 32 requires development to achieve a high standard of design, reflecting local character, architectural integrity, and landscape setting. Policy 33 further requires proposals to integrate effectively with their

surroundings, utilise appropriate high-quality materials, and retain or appropriately mitigate the loss of existing landscape features. In this case, the introduction of a flat roof extension and linking structure, together with the proposed materials, is considered incongruous and unsympathetic to the established character of the host building. The property is a Grade II listed thatched cottage of significant heritage value, and its architectural form and materials are fundamental to its significance. The proposed design neither preserves nor enhances this character. Furthermore, the proposal conflicts with the Parish Design Statement, which forms part of the Neighbourhood Plan. Section 2 clearly sets expectations regarding roof forms and materials, favouring traditional pitched roofs and locally appropriate finishes. The proposed flat roof and material palette are inconsistent with these guidelines. The Council is particularly concerned that the development, by virtue of its design and scale, would appear visually discordant in this prominent location along Copsale Road and would detract from the setting of the listed building. While noting that the Conservation Officer has already commented on the scheme, the Parish Council maintains that the proposal represents an inappropriate form of development that fails to respect both local policy and the heritage significance of the site.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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