Horsham District Council

Richard Jones
Thatches
Forest Road
Horsham
West Sussex
RH12 4HL

Our ref: PE/26/0130
Your ref:
Officer: Meg Bayliss
Email: meg.bayliss@horsham.gov.uk
Tel: 01403 215598
Date: 15th May 2026

Dear Sir/Madam,

Location: Thatches Forest Road Horsham West Sussex

Details: Replacement of the thatched roof covering on the original part of the dwelling with traditional, low profile clay tiles

Your enquiry has been considered and I can advise as follows:

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

North Horsham neighbourhood planning
Voluntary withdrawal of designation: North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Character and Appearance

The application site is a detached dwelling located along Forest Road, Horsham. The property occupies a generous plot set back from the public highway and is surrounded by mature landscaping and boundary vegetation. The dwelling is not listed, is not located within a Conservation Area.

The site is residential in character and is not visually prominent in the wider street scene. Views of the roof are limited due to the set-back position of the dwelling and the presence of established vegetation within and around the site.

The dwelling was originally constructed in the 1950s with a thatched roof. The property has been extended on several occasions, resulting in a materially mixed roofscape. As such, the dwelling no longer presents as a traditional thatched building. The presence of the remaining thatch on the original part of the dwelling is now visually inconsistent with the later extensions and roof treatments.

Advice is sought to replace the remaining thatched roof covering with traditional, low-profile clay tiles, whilst retaining the existing roof pitch, ridge height and overall roof form. No enlargement, increase in height, or alteration to the scale or massing of the building is proposed.

Given the mixed roofscape that already exists, the proposed change is not considered result in harm to the character or appearance of the host property. Furthermore, the proposed replacement would better integrate with the existing additions present on the property, and though the thatch is an attractive feature of the building, it is not a particular characteristic of properties on the street. Therefore, its loss would not appear at odds with the prevailing character of the area.

Neighbouring Amenity

The dwelling is well-separated from neighbouring properties and benefits from substantial boundary treatments and landscaping. The roof is not readily visible from neighbouring land, and the proposed works would not alter the height, bulk or form of the building.

Accordingly, the replacement of the roof covering would not give rise to any impacts in respect of overlooking, loss of privacy, overbearing presence or overshadowing. No noise or disturbance beyond short-term construction activity would arise.

The proposal would not therefore be considered to have an adverse impact on neighbouring residential amenity.

Conclusion

The replacement of the remaining thatched roof with traditional, low-profile clay tiles would preserve the character and appearance of the dwelling and its surroundings, would not harm neighbouring amenity, and would result in a more coherent and sustainable roofscape consistent with the dwelling's post-war origins and subsequent extensions.

If you require formal confirmation that planning permission would not be needed for the garage conversion it is possible to apply for a lawful development certificate. Further details on this type of application can be found through the following link:-

https://www.planningportal.co.uk/permission/responsibilities/planning-permission/lawful-development-certificates

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0130 in your submission.

Yours faithfully

Meg Bayliss
Planning Technician

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.