



Planning Statement

Link extension and increase in roof height to holiday lets

North Lodge, Capel Road, Rusper, RH12 4PZ

prepared by

WPS Planning

Planning Statement
North Lodge



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1.0 INTRODUCTION

- 1.1 WPS Planning has been instructed by Mr M. Betts to submit a full planning application seeking permission for a link extension and roof extension to the approved holiday let accommodation at North Lodge, Capel Road, Rusper. The proposal relates to the previously approved holiday let development and seeks to improve the quality, functionality and long-term viability of the visitor accommodation through the construction of a carefully designed extension linking the existing buildings. The proposal retains the approved use of the buildings as holiday accommodation (Use Class C1) and does not seek to increase the number of holiday letting units.
- 1.2 Planning permission was previously granted under application reference 140/2024 for the conversion and use of the existing ancillary buildings as holiday accommodation. That permission established the principle of tourism use at the site and recognised that the re-use of the existing buildings represented an appropriate form of sustainable rural development. This application does not seek to revisit that established principle but instead builds upon the approved development by improving the internal accommodation and providing a more cohesive and functional layout for guests.
- 1.3 The proposed extension has been designed to integrate sympathetically with the existing buildings, utilising matching materials, scale and detailing to ensure that it complements the established character of the site. The extension remains proportionate and subservient to the existing buildings, resulting in a coherent and attractive form of development that respects the rural setting.
- 1.4 The proposal represents an investment in an established rural tourism business that will improve the quality of visitor accommodation without materially increasing activity at the site. It will assist in maintaining the long-term viability of the approved holiday let use, support the local visitor economy and continue

to make efficient use of existing buildings within the countryside.

- 1.5 This Planning Statement demonstrates that the proposed development accords with the National Planning Policy Framework (NPPF), the Horsham District Planning Framework (HDPF), the emerging Horsham Local Plan and the Rusper Neighbourhood Plan. It concludes that the proposal represents sustainable development which delivers economic and tourism benefits whilst preserving the character of the countryside, and that planning permission should therefore be granted.

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site is known as North Lodge, Capel Road, Rusper, and comprises a detached dwelling together with a collection of ancillary outbuildings located within a generous residential curtilage. The site is accessed directly from Capel Road via an existing private driveway, with ample areas of hardstanding and parking serving both the principal dwelling and the associated outbuildings. The buildings are well established within the site and are enclosed by mature planting, trees and boundary landscaping which provide a high degree of visual containment.
- 2.2 The application relates specifically to the existing outbuildings that were previously granted planning permission for use as holiday let accommodation under planning application reference DC/25/1716. The current proposal seeks permission for a modest extension which links the approved holiday let buildings to create a more cohesive and functional layout whilst retaining their approved use as visitor accommodation (Use Class C1). The proposal does not alter the established use of the buildings as holiday accommodation.
- 2.3 The site lies outside the defined Built-Up Area Boundary for Rusper and is therefore situated within the open countryside as identified within the Horsham District Planning Framework. The surrounding area is characterised by scattered residential properties, agricultural land, woodland and open fields,

reflecting the rural character of this part of the district. Development within the locality is generally low density and comprises individual dwellings, farmsteads and ancillary buildings set within spacious plots.

- 2.4 Although occupying a countryside location, the site benefits from good accessibility to the surrounding highway network. Capel Road provides convenient connections to the A24 and A264, enabling access to Horsham, Crawley, Gatwick Airport and the wider strategic road network. The site is therefore well positioned to serve visitors wishing to explore the attractions of Horsham District and the wider Sussex countryside.
- 2.5 The existing buildings are of a high-quality contemporary design and have been carefully positioned within the established residential curtilage. The proposed extension has been designed to respect the scale, proportions and architectural character of the existing development, ensuring that the overall appearance of the site remains appropriate to its countryside setting. Given the established nature of the buildings, the surrounding mature landscaping and the absence of development extending into open countryside, the proposal will integrate successfully within its surroundings without causing harm to the character or appearance of the wider landscape.

3.0 PLANNING HISTORY

3.1 The site has the following planning history

- DC/25/1716 - Change of use of outbuildings to holiday lets - Approved
- DC/12/1638 - Demolition of existing dwelling and erection of replacement one and a half storey dwelling (amendment to approved scheme DC/11/2193)
- DC/14/0341 - Erection of 3 No. detached outbuildings consisting of two bay garage, bin store with bat loft above and studio building

(Lawful Development Certificate - Proposed)

- DC/16/0421 - Removal of condition 13 of application DC/12/0138 (approved under appeal ref - APP/Z3825/A/13/2191633) for demolition of a dwelling and the erection of replacement one and a half storey dwelling. Condition 13 relating to Code for Sustainable Homes, Code Level 3.
- DC/16/0476 - Non material amendment to previously approved DC/12/1638 (Demolition of existing dwelling and erection of replacement one and a half storey dwelling amendment to approved scheme DC/11/2193) Enlarge the first floor bed 2 to have the same footprint as the sun room below. Add Juliette doors and side lights to bed 2 to match bed 1. Enlarge the front dormer window to the en-suite of bed 1 to make the floor area use able. Remove a rear dormer window for bed 4 to have 1 dormer for bed 4. change the windows and patio doors in the sun room to bi-fold doors
- DC/16/0757 - Erection of a studio building
- DISC/16/0047 - Discharge of condition 3 on Appeal Decision DC/12/1638
- DISC/16/0073 - Discharge of conditions 4, 5, 6, 7, 8, 11 and 15 on Appeal Decision DC/12/1638

4.0 THE PROPOSAL

- 4.1 This application seeks full planning permission for an extension to the holiday let accommodation previously approved under application reference DC/25/1716.
- 4.2 The earlier scheme established the principle of converting the existing ancillary outbuildings into holiday accommodation through the re-use of the existing buildings. The current proposal does not seek to alter that established land use. Instead, it proposes a modest extension which links the existing buildings to

provide improved visitor accommodation, greater internal functionality and enhanced accessibility while retaining the approved holiday letting use.

- 4.3 The proposal has been carefully designed to respect the form and appearance of the existing buildings. The extension adopts matching materials, roof form and detailing so that it appears as a natural continuation of the existing development. The overall scale remains modest and clearly subservient to the existing buildings.
- 4.4 Importantly, the proposal does not increase the number of holiday letting units or introduce any new land use. Rather, it improves the quality of accommodation already approved, enabling the premises to better meet modern visitor expectations and thereby improving the long-term viability of the tourism use.
- 4.5 The development therefore represents an enhancement of an established tourism facility rather than a new tourism development within the countryside.

5.0 PLANNING POLICY

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan making and decision taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 5.2 Sustainable development is seen within the NPPF as having three roles, namely an economic, social and environmental role which should be a golden thread

running through both plan making and decision taking.

5.3 The following sections within the NPPF (2024) are important factors in the assessment of the proposal:

- Section 6 – Building a strong, competitive economy
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

Local Plan

5.4 In terms of the local planning policy context for the Application Site, the adopted Development Plan for the Horsham District is composed of the following relevant documents:

- Horsham District Planning Framework (HDPF) – Adopted November 2015.
 - Policy 1 - Sustainable Development
 - Policy 2 – Strategic Development
 - Policy 3 – Development Hierarchy
 - Policy 7 - Economic Growth
 - Policy 10 – Rural Economic Growth
 - Policy 11 - Tourism and Cultural Facilities
 - Policy 26 – Countryside Protection
 - Policy 32 – The Quality of New Development
 - Policy 33 – Development Principles

- Policy 41 – Parking
- Horsham District Local Plan (2023-40) (Regulation 19)
 - Policy 9: Water Neutrality
 - Policy 19: Development Quality
 - Policy 20: Development Principles
 - Policy 45: Replacement Dwellings and House Extensions in the Countryside
- Rusper Neighbourhood Plan (2018-2031)
 - Policy RUS1 – Spatial Plan
 - Policy RUS2 – Rural Diversification
 - Policy RUS11 – Promoting Sustainable Transport

6.0 PLANNING ASSESSMENT

Principle of Development

- 6.1 The principle of holiday let accommodation at North Lodge has already been established through the grant of planning permission under application reference DC/25/1716, which accepted the conversion of the existing ancillary buildings to visitor accommodation. That permission confirmed that the use represented an appropriate form of sustainable rural tourism development and established the acceptability of holiday accommodation at the site.
- 6.2 The current application does not seek to alter that established land use or introduce additional holiday letting units. Instead, the proposal seeks planning permission for a modest extension which will improve the quality, functionality and long-term viability of the previously approved accommodation. The proposal therefore represents an enhancement of an existing lawful tourism use rather than a new form of development within the countryside.
- 6.3 National planning policy strongly supports the sustainable growth of rural businesses and tourism. Paragraph 88 of the National Planning Policy Framework encourages planning decisions that enable rural businesses to expand and diversify whilst recognising the important contribution that tourism makes to rural economies. The proposal is entirely consistent with these objectives by improving an existing tourism facility rather than creating a new isolated development.
- 6.4 Similarly, HDPF Policy 10 seeks to encourage sustainable rural economic development that contributes positively towards the rural economy whilst respecting the character of the countryside. The proposal achieves these aims through the improvement of existing accommodation within previously developed buildings and their immediate curtilage, avoiding unnecessary encroachment into the wider countryside.

- 6.5 Accordingly, the proposal fully accords with both national and local planning policy in principle.

Sustainable Rural Tourism

- 6.6 Tourism forms an important part of the rural economy within Horsham District and is recognised within both national and local planning policy as an appropriate means of supporting rural communities and businesses.
- 6.7 The proposal will enable the approved holiday accommodation to operate more effectively by providing larger, better connected and more functional accommodation that is capable of meeting modern visitor expectations. Contemporary holiday accommodation increasingly requires flexible internal spaces, improved accessibility and higher standards of comfort if businesses are to remain commercially competitive. The proposed extension responds directly to those requirements.
- 6.8 Unlike proposals which seek to substantially increase visitor numbers or intensify activity, the current application simply improves the quality of the existing accommodation. The number of holiday units remains unchanged and the overall nature of the operation continues exactly as previously approved.
- 6.9 Improved visitor accommodation encourages longer stays, repeat visits and greater visitor expenditure within the local economy. Guests will continue to make use of nearby pubs, restaurants, cafés, visitor attractions, walking routes and local services throughout Rusper, Horsham and the surrounding villages. Consequently, the proposal will continue to generate indirect economic benefits for local businesses without creating unacceptable environmental impacts.
- 6.10 The proposal therefore accords with the objectives of NPPF Chapter 6 together with HDPF Policies 7, 10 and 11 which actively encourage sustainable rural tourism.

Countryside Location

- 6.11 The site lies outside the defined built-up area boundary and therefore falls within the countryside where HDPF Policy 26 seeks to protect rural character whilst allowing development that supports sustainable rural economic growth.
- 6.12 The proposal fully satisfies these objectives. Importantly, no new tourism use is being introduced into the countryside. The principle of visitor accommodation has already been accepted through the previous planning permission, and this application simply enhances that established use.
- 6.13 The proposed extension remains entirely within the established residential curtilage and links two existing approved buildings. It does not extend development into open agricultural land, result in fragmentation of the countryside or introduce urbanising features that would detract from the rural landscape.
- 6.14 The proposal also represents an efficient use of existing buildings and infrastructure. Rather than requiring additional development elsewhere, the application maximises the use of buildings already approved for tourism purposes. This approach reflects the sustainable development objectives contained within both the NPPF and the Horsham Development Plan.
- 6.15 Overall, the proposal preserves the intrinsic character and beauty of the countryside whilst supporting an established rural business, thereby fully complying with Policy 26.

Design and Visual Impact

- 6.16 The proposed extension has been carefully designed to complement the architectural appearance of the existing buildings.
- 6.17 The extension adopts the same simple rural design language already established throughout the site, including matching roof forms, external materials, fenestration proportions and detailing. As a consequence, the extension will appear as an integral component of the existing development

rather than an unrelated addition.

- 6.18 Its scale has been deliberately limited to ensure that the existing buildings remain the dominant visual elements. The extension performs the practical function of linking the two approved holiday let buildings together whilst creating a coherent architectural composition that appears logical and well balanced.
- 6.19 The surrounding mature vegetation and established landscaping continue to provide effective screening from public viewpoints. Consequently, the proposal will have very limited visibility from the surrounding highway network and wider countryside.
- 6.20 Given that the extension remains within an existing developed curtilage and reflects the established architectural character of the site, there will be no adverse impact upon the appearance of the locality or the wider landscape character.
- 6.21 The proposal therefore complies with HDPF Policies 32 and 33 together with the design objectives of the National Planning Policy Framework.

Residential Amenity

- 6.22 The proposal will not result in any unacceptable impacts upon neighbouring residential amenity.
- 6.23 The site occupies a spacious rural plot with generous separation distances from neighbouring properties. The modest scale of the extension ensures there will be no harmful overlooking, loss of privacy, overshadowing or overbearing impacts.
- 6.24 Furthermore, the proposal does not intensify the approved holiday letting use. The number of accommodation units remains unchanged and visitor numbers are expected to remain comparable to those already accepted through the previous planning permission.

6.25 The extension simply improves the internal quality and usability of the accommodation rather than increasing operational capacity. Consequently, there will be no material increase in noise, activity or disturbance beyond that already associated with the approved development.

6.26 The proposal therefore satisfies the amenity objectives of HDPF Policy 33.

Highway Safety and Parking

6.27 The existing vehicular access serving North Lodge will remain unchanged.

6.28 Access to the site is taken directly from Capel Road via an established private driveway which has safely accommodated residential traffic and will continue to serve both the dwelling and holiday accommodation.

6.29 The proposal does not increase the number of holiday letting units and therefore is not expected to generate any significant increase in vehicle movements compared with the previously approved development.

6.30 Adequate parking already exists within the site to accommodate both residents and holiday guests without creating pressure on the surrounding highway network. Sufficient turning space also exists to allow vehicles to enter and leave the site in a forward gear.

6.31 Paragraph 116 of the National Planning Policy Framework advises that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or where cumulative impacts would be severe. Neither circumstance arises in this case.

6.32 The proposal therefore complies with HDPF Policies 40 and 41 together with national planning policy.

Economic Benefits

6.33 Significant weight should be attached to the economic benefits arising from the

proposal.

- 6.34 Investment in existing tourism accommodation contributes directly towards maintaining a vibrant rural economy and supports the objectives of both national and local planning policy.
- 6.35 The proposed extension represents continued investment in an established holiday letting business and demonstrates a long-term commitment to providing high-quality visitor accommodation within Horsham District.
- 6.36 The proposal will support local employment indirectly through visitor expenditure, encourage increased visitor spending within nearby villages and towns, and help maintain the attractiveness of the district as a tourism destination.
- 6.37 Importantly, these economic benefits are delivered without creating unacceptable environmental impacts or requiring additional development in the open countryside.
- 6.38 The proposal therefore delivers clear public benefits which weigh significantly in favour of granting planning permission.

Planning Balance

- 6.39 The planning balance weighs decisively in favour of the proposal.
- 6.40 The principle of holiday accommodation has already been accepted through planning permission DC/25/1716, and the current application does not seek to alter that established use. Instead, it proposes a modest, sympathetically designed extension that improves the quality, functionality and long-term sustainability of the approved visitor accommodation.
- 6.41 The proposal will enhance an established rural tourism business, support continued investment in the local economy and improve the quality of accommodation available to visitors, all whilst preserving the character of the

countryside and avoiding unacceptable impacts on neighbouring amenity, highway safety or landscape character.

- 6.42 When assessed against the National Planning Policy Framework, the Horsham District Planning Framework and the Ruspur Neighbourhood Plan, the proposal clearly represents sustainable development. It delivers economic, social and environmental benefits with no identifiable planning harm. There are therefore no material planning considerations that would justify withholding planning permission, and the application should be approved accordingly.

7.0 CONCLUSION

- 7.1 This application seeks planning permission for a modest extension to the holiday let accommodation previously approved under planning application reference DC/25/1716. The proposal does not seek to alter the established use of the buildings as holiday accommodation (Use Class C1), nor does it increase the number of holiday letting units or materially intensify the approved use. Instead, the development represents a carefully considered enhancement that improves the quality, functionality and long-term viability of the approved visitor accommodation through the creation of a more cohesive and practical layout.
- 7.2 The principle of holiday accommodation at the site has already been accepted by the Local Planning Authority through the previous grant of planning permission. Consequently, the principal consideration for this application is whether the proposed extension represents an appropriate form of development within its countryside setting. As demonstrated throughout this Planning Statement, the extension has been sensitively designed to complement the existing buildings and remains proportionate in scale, ensuring that it integrates seamlessly within the established built form and preserves the character and appearance of the surrounding rural landscape.
- 7.3 The proposal represents sustainable development in accordance with the National Planning Policy Framework by making effective use of existing buildings and supporting the continued growth of an established rural tourism enterprise. The investment in improved visitor accommodation will help ensure that the holiday let business remains commercially viable, providing high-quality accommodation that meets modern visitor expectations whilst continuing to contribute positively to the local economy through visitor spending at nearby shops, public houses, restaurants, attractions and other rural businesses.
- 7.4 The proposal has been demonstrated to give rise to no unacceptable planning impacts. It will not adversely affect the character or appearance of the countryside, neighbouring residential amenity, highway safety, parking

provision or the operation of the surrounding road network. The extension remains contained within the existing developed curtilage, utilises existing access arrangements and infrastructure, and does not result in any significant increase in activity beyond that already associated with the approved holiday let use.

- 7.5 The proposal is fully consistent with the objectives of the National Planning Policy Framework, particularly those relating to achieving sustainable development, supporting economic growth, promoting sustainable rural tourism, making effective use of land and achieving well-designed places. Equally, the proposal accords with the relevant policies of the Horsham District Planning Framework, including Policies 1, 7, 10, 11, 26, 32, 33 and 41, together with the emerging Horsham Local Plan and the Ruspur Neighbourhood Plan, all of which support appropriately designed development that strengthens the rural economy while respecting the distinctive character of the countryside.
- 7.6 The planning balance weighs decisively in favour of the proposal. The development delivers clear economic and social benefits through continued investment in rural tourism and the enhancement of an existing approved holiday letting business, while giving rise to no material planning harm. The proposal therefore constitutes sustainable development for which there is strong support in both national and local planning policy.
- 7.7 For these reasons, it is respectfully submitted that the proposed extension represents an appropriate and sustainable form of development that enhances an established tourism use without compromising the character of the countryside or the amenities of the surrounding area. The application is therefore fully compliant with the Development Plan when read as a whole and with the National Planning Policy Framework, and it is respectfully requested that planning permission be granted.