HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Arun Lodge, Denne Road, Horsham
DESCRIPTION:	Erection of a single storey dual pitched roof side extension replacing existing single storey pitched roof side extension.
REFERENCE:	DC/25/1878
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

MAIN COMMENTS:

Arun Lodge is recognised as a locally listed building within the Horsham Town Centre Conservation Area. The property has an elegant frontage with a Horsham Stone roof, situated at the junction of Normandy and Denne Road. Although unlisted the Sussex Extensive Urban Survey - Historic Character Assessment Report, October 2004 describes Arun Lodge as "an important 17th c. timber-framed house" with its Georgian brick frontage concealing its earlier origins indicated by its traditional vernacular roof covering.

It would be considered that the proposed dual pitch extension would reflect the character of the existing dwelling, whilst also clearly being appreciated as a modern addition. It is noted that the proposal suggests a grey seamed zinc roof, rather than a traditional clay tile. Whilst no objection would be raised to a different approach to the roofing material consideration could be given to the use of Corten steel whose colour and weathering properties is of a similar palette to the traditional clay tiles and bricks within the conservation area. Conditions would also be suggested with regards to the proposed windows, and doors and details of the roof including the valley treatment. The roof lights should also be conservation style.

ANY RECOMMENDED CONDITIONS:

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.

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:	08.01.2026