Plot 2 – Oakfield, Rudgwick

Planning Statement

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Introduction

This planning statement is submitted in support of a minor material amendment application to incorporate club tiles to the external elevations of the approved new build house at Cox Green, Rudgwick. The proposed amendment seeks to enhance the external appearance of the property while remaining sympathetic to the rural character of the surrounding area, consistent with both local and national planning policy.

Site Location and Context

The site is situated on the northern side of Rudgwick, a small village approximately six miles west of Horsham. The plot forms part of the garden and utility area of Oakfield and benefits from access to the A281. The surrounding area primarily consists of traditional residential properties, which the original design reflected.

Proposed Amendments

Approved Proposal Summary

The initial design was conceived to respect the character of Rudgwick, using reclaimed bricks, clay tiled roof coverings, and clay hung tiling to integrate with the local vernacular. The dwelling was positioned in harmony with the street pattern and surrounding properties, and provision was made for drainage and rainwater management via mains drainage and soakaways.

Proposed Amendments

Tile Hanging Changes:
The proposed amendments include minor adjustments to the style of tile hanging on the property. This change is intended to enhance the appearance of the dwelling. The variation to include club tiles has been carefully considered to maintain the overall balance and aesthetic integrity of the elevations.

These adjustments will not negatively impact the external appearance of the property or the relationship with neighboring properties. They remain consistent with the architectural style, material palette, and proportions set out in the original design.

Planning Policy and Context

The proposed amendments to the window positions and chimney relocation have been carefully considered to ensure compliance with the relevant planning policies outlined in the Horsham District Planning Framework (HDPF), adopted November 2015. The following key policies from the local plan are relevant to this application:

Horsham District Planning Framework (HDPF)

The Horsham District Planning Framework (2015) provides the primary local planning policy context. The proposal aligns with the following key policies:

Policy 32: The Quality of New Development

The addition of club tiles complements the high-quality design of the approved scheme. The amendment respects the local distinctiveness of Rudgwick and contributes to creating a sense of place.

Policy 33: Development Principles

This amendment maintains the character and appearance of the surrounding area by incorporating materials that are traditional and visually appropriate. The proposed tiles enhance the building's relationship with its rural surroundings, ensuring it integrates harmoniously with the existing context.

Policy 25: The Natural Environment and Landscape Character

The addition of club tiles respects the established character of the Horsham countryside, contributing to a design that harmonizes with the site's rural location.

National Planning Policy Framework (NPPF)

The proposed amendment also complies with the National Planning Policy Framework (2021), particularly:

Paragraph 130 emphasizes the importance of good design that contributes positively to making places better for people. The use of club tiles enhances the dwelling's architectural quality and reinforces the local identity.

Paragraph 134 encourages well-designed, visually attractive developments that are sympathetic to local character. The club tiles are consistent with traditional materials and will ensure the development is appropriate for its setting.

Conclusion

The proposed minor material amendment represents a modest but significant enhancement to the approved design. The incorporation of club tiles responds directly to the local architectural vernacular and ensures the dwelling remains in keeping with its rural surroundings. The amendment complies with the relevant policies of the Horsham District Planning Framework and the National Planning Policy Framework.

We trust the above demonstrates that this proposal constitutes a minor and policy-compliant enhancement, and we respectfully request approval of the amendment.

Scheme Drawings

General Notes

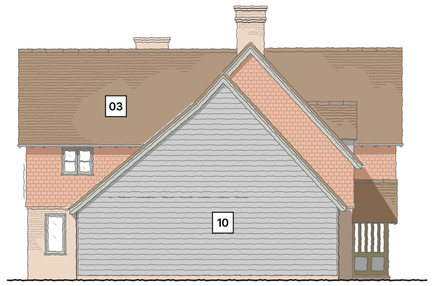
Do not scale from drawings except for planning purposes – use figured dimensions only.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant consultants drawings.
All dimensions to be checked on site.
Work to be carried out in accordance with by-laws and regulations of local authorities and statutory undertakers.

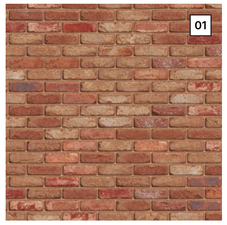
01	Walls 1	Vandersanden brick mix (70% Old Forge; 30% Old Farmhouse)
02	Walls 2	Heritage Clay Plain Roof Tile (Clayhall Medium Blend) with feature Club Tiles (see drawing 24004-2.03 for locations)
03	Roof	Redland Rosemary Craftsman clay tiles (Victorian)
04	Gutters	Half-round uPVC guttering in black cast-iron style finish
05	Eaves	Woodgrain fascia plank in RAL9010
06	Windows	Flush casement aluminium with glazing bars in RAL9010
07	Entrance	Panelled entrance door with glazing and painted timber frame
08	Barges	Woodgrain plank in RAL9010
09	Rear doors	Bifold aluminium doors in RAL9010; framed in natural finish Oak
10	Timber	Feather edge timber cladding in Oak



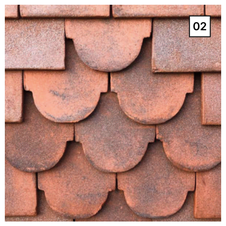


















01 As Approved (Ref: DC/21/2211)
Proposed Elevations

1.0 2.0 4.0m

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Project: Rudgwick
Project Number: 042.2

Client: A. Jackson

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Drawing Name: Proposed Elevations
Drawing Number: P450

Date	15.04.2024	Issue
Scale / Format	1:100 / A1	03
Drawn / Checked	SR	
Drawing Status	Preliminary	

NOTES

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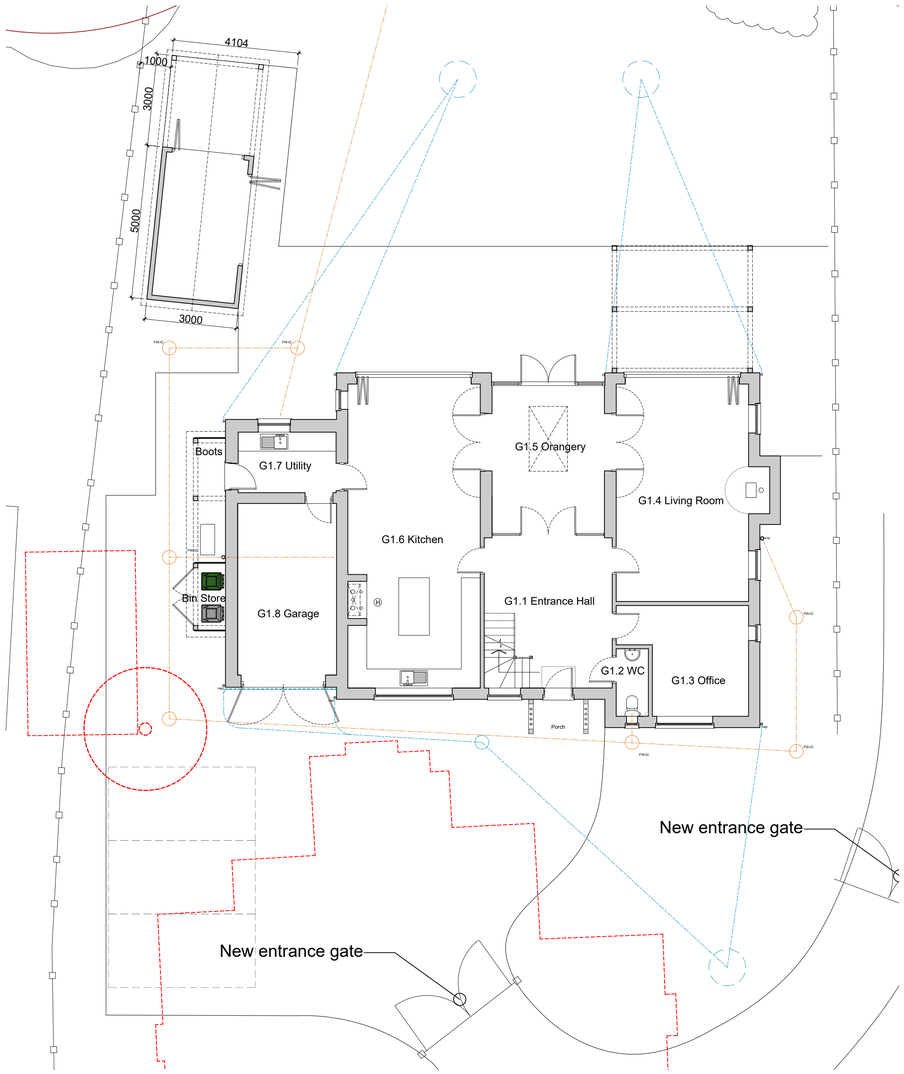
South Elevation - 1:100 @ A1



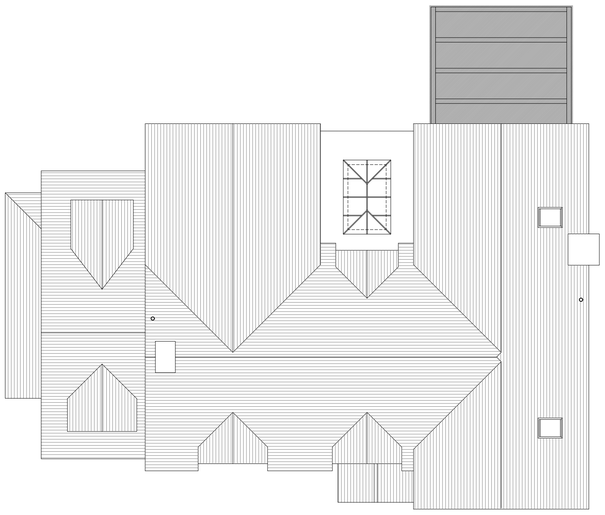
East Elevation - 1:100 @ A1



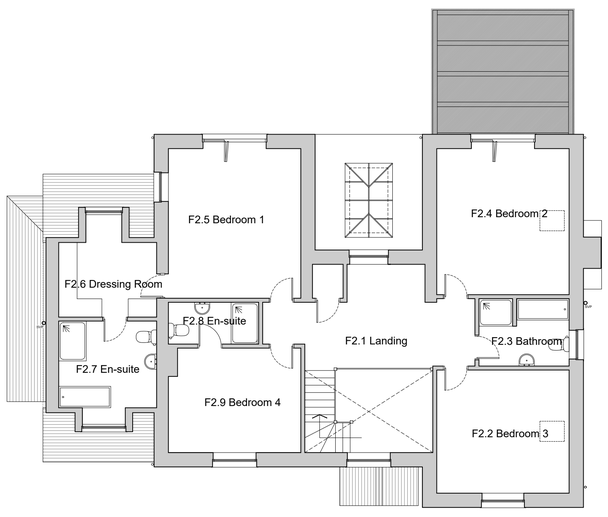
North Elevation - 1:100 @ A1



Ground Floor General Arrangement - 1:100 @ A1



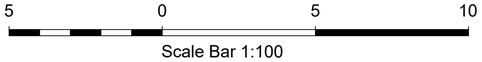
Roof Floor General Arrangement - 1:100 @ A1



First Floor General Arrangement - 1:100 @ A1



West Elevation - 1:100 @ A1



Scale Bar 1:100

REV	DATE	BY	AMENDMENT
B	08.10.24	BH	Club tile detail added
A	29.04.24	BH	Scale bar added

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JOB TITLE
Replacement Dwelling
Oakfield, Cox Green
Rudgwick, Horsham
West Sussex
RH12 3DD

DRAWING TITLE
General Arrangement

DRAWING STATUS
PLANNING
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
Feb 24	1:100 @ A1	BH	MF

JOB NO.	DRAWING NO.	REVISION
24004	2.03	/

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