

Rudgwick Parish Council
Rudgwick Hall
Bucks Green
Rudgwick
West Sussex
RH12 3JJ
Tel: 01403 822678
E-mail: clerk@rudgwick-pc.GOV.uk



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Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Sir

OBJECTION - DC/26/1222 Yew Tree Cottage

Rudgwick Parish Council (RPC) now notes the HDC Arboricultural team's concerns over RPAs and concurs with the request for Protection Details/Arboricultural Method statement and full details of Underground Services to be provided. It should also be noted that RNP Policy 17 requires loss of trees or hedgerows to development should be avoided, and replacement is required if loss is suffered or is unavoidable.

Via a newly submitted justification statement, the applicant has declared an intention to provide ancillary accommodation for elderly parents in proximity to the main family dwelling (comprises 5 bedrooms with 2 en-suites and 2 bathrooms). However, good intentions, laudable though they may be, are not definitive material considerations within the context of planning proposals.

Planning approvals are granted to a particular property, and the ownership of that property, or the circumstances of the current owner, can change. A familial link between the 2 properties is insufficient reason to provide a self-contained, stand-alone dwelling in the countryside, in conflict with HDPF Policies 26 & 28, and potentially capable of being marketed as a separate housing unit at some time in the future.

Ancillary accommodation by its very nature should, in planning terms, show some dependency to the main dwelling that it is associated with, in terms of facilities. The justification statement says "The scale, design and accommodation provided are appropriate to this purpose and ensure that the annexe remains ancillary to the primary residence". But being smaller does not make it ancillary and neither does the fact that the provided accommodation actually would have all the components for completely independent living. The 'annexe' is almost 104 sq m (GIA) and so is of commensurate scale to the average UK 3-bed semi, further reinforcing the fact that it could readily provide a stand-alone home.

An appropriate design is of course to be welcomed, but this is far outweighed by the proposed structure being detached from the main dwelling and separated from it by a significant outbuilding (garage/store) that causes a non-trivial disassociation. There would be no visual link between the 'annexe' and the main dwelling and they could hardly both be seen in the same context.

The HDPF covers 'ancillary accommodation for countryside properties' under Policy 28. It clearly states that there needs to be demonstrated that the extra accommodation cannot be met from an existing dwelling or buildings suitable for conversion on the site. Google Maps shows that the structure on the submitted Block Plan between the main house and the proposed 'annexe' is a garaging/storage barn (constructed in 2012) that appears highly suitable for conversion to a residential annexe and then would have a clear visual and functional link with the host dwelling. The emerging HDLP has a specific policy 46 covering 'ancillary accommodation'. This policy clearly sets out the priority sequential approach for provision of such extra accommodation (1) attached to existing dwelling (2) re-use of existing building within the curtilage (3) a new building.

Option (2) could provide an acceptable solution and if feasible be preferred to ensure that a separate housing unit is not established, given the full function extent of the intended detached accommodation provision.

Consequently, RPC maintains its Objection to this application as it is in clear breach of HDPF Policies 26 & 28, and even emerging HDLP Policy 46.

Yours faithfully
Sarah Hall

Sarah Hall
Assistant Clerk to Rudgwick Parish Council Clerk