



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	35 High Street, Billingshurst
DESCRIPTION:	Retention of converted and extended rear car port for use as outdoor seating area in connection with 35 High Street (retrospective)
REFERENCE:	DC/26/0858 and DC/26/0859
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: See below	
MAIN COMMENTS: 35 High Street is an attractive grade 2 listed building with a painted frontage, and decorative Flemish bond brickwork with burnt headers on its side elevation, within the Billingshurst Conservation Area. The property is currently used as a café. To the rear of the property is a tarmacked area used for parking, enclosed by a brick wall. An open car port is attached to the rear wall. The application seeks to provide an outside seating area, with the carport extended through the provision of a pergola. A timber screen separates the area from the wider parking area. Whilst the principle of an extension to the seating area may be acceptable and would support the viable use of the main listed structure the current arrangement does look a little incongruous. Whilst not immediately visible from the High Street, the area is within the curtilage of the listed building. It would therefore be suggested that further planting is considered to shield the timber screen softening the structure. It would also help with the transition between the garden and the practicalities of the parking area. The garden is at present not appreciated from external views due to its enclosed form, which creates the impression that it is separate to the café. Consideration should be given to linking the spaces more effectively so enhancing the buildings outdoor space.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning

DATE:	10.08.2026
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