

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 April 2026 18:48:45 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0336
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/04/2026 6:48 PM.

Application Summary

Address: Howick Farm, Waterside Barn The Haven Billingshurst West
Sussex RH14 9BQ

Proposal: Erection of a two-storey side extension to provide an ancillary annexe.

Case Officer: Marie Riggs

[Click for further information](#)

Customer Details

Address: Rookery Barn The Haven Billingshurst

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Overdevelopment
- Privacy Light and Noise

Comments: As a near neighbour to the proposed application I would like to express my Objection to it for the following reasons.

Waterside Barn is an historic Oak-Framed barn, granted planning permission for conversion into a detached 2x bed + mezzanine, dwelling.

As with all barn conversions, it was a requirement that it should be convertible within its existing envelope without need for any extensions. HDC's planning policy states: "Subsequent extensions to converted barns - Permitted development rights will be removed to control the design of any subsequent alteration or extension of the building. In such cases there will be a general presumption against extensions unless we are satisfied that the extension is small in scale and does not affect the rural character of the building or its setting. Generally, extensions that exceed what could be built under permitted development rights will be resisted as they are likely to be of a scale that alters the original form and design of the converted building" This application clearly falls foul of all of the above stated requirements.

At the time of original planning permission, windows were an important aspect of consideration and number & size carefully considered. Soon after original conversion additional windows were added for which planning permission has never been applied for or granted, and the property was altered into a 3x bed property.

Two planning applications in 2009 to extend the barn by some 70% were refused on the grounds of-
"...by virtue of its size, form and design would fail to be in sympathy with or subservient to the scale and character of this dwelling, (converted from a former agricultural barn), fundamentally altering its scale, and would not maintain or enhance the existing character and appearance of the converted Sussex barn, thereby also causing material harm to the rural character of the area. The proposal is therefore contrary to the aims of countryside protection policies within the Development Plan, in particular, policies CP1 and CP3 of the Horsham District Local Development Framework Core Strategy (2007) and policies DC9, DC24 and DC28 of the Horsham District Council Local Development Framework: General Development Control Policies (2007) and policies C4 and CC6 of the South East Plan 2009/2018/92"

One of these applications was overturned at appeal and the extension has been built, but larger than shown on the drawings. Sadly no enforcement has been taken for this breach.

A swimming pool was later added, again without planning permission, denying neighbours that overlooked the swimming pool from commenting. This has had a detrimental effect on my property which overlooks the swimming pool. Permission was retrospectively granted but too late for neighbors to be able to express any concerns.

This new application is for a self-contained 1x bed dwelling linked to Waterside Barn, but nonetheless it is a 1x bed self-contained dwelling and not an 'annex' reliant upon the main dwelling.

The new application proposes to extend the original barn by a further 45% in size, meaning that the original barn might significantly more than double in size, and if later linked to the near-by garage structure it could grow significantly more again. This clearly is contrary to planning policy on size & scale commensurate with agricultural barn conversion policy.

The proposed application is also contrary to planning policy in regard to form & design as it proposes a narrow & tall, black steel-clad construction with similar roof, and aluminium windows. It could not be more at odds with Waterside Barn & neighbouring Rookery Barn, both historic Oak Structures with Oak windows & handmade clay tile roofs. This new dwelling completely fills the gap between Waterside Barn and its boundary with Rookery Barn, completely spoiling the visual setting of these 2x historic barns that used to sit separately in their rural location, but would now form a dense mass of incoherent muddled buildings causing harm to the rural character of the area and against clearly defined planning policy.

The proposed new dwelling is not small in scale, it has a significant detrimental effect on the rural character of Waterside Barn (and neighbouring properties), and their setting within the rural scene. This is totally at odds and contrary with HDC's planning policy.

The original form & design of Waterside Barn will be totally lost by a 2nd extension to what originally was a simple rectangular detached barn siting alone in its rural setting, and visible from the public right-of-way that runs across the front of the property.

This application clearly does not comply with HDC's planning policy, it is neither 1. Small in scale, 2. It has significant detrimental effect on the rural character of the original building & its setting, 3. It clearly couldn't be built under permitted development rights, a stated requirement of planning policy when extending an historic structure 4. It SIGNIFICANTLY alters the original form & design of the converted building to the point of it being unrecognisable from its original pre-conversion form. 5. It is clearly contrary to the aims of countryside protection policies within the Development Plan, and 6. It would cause material harm to the rural character of the area in which it is located.

I trust that my objection to this application will be taken into consideration, along with its numerous clashes with clearly stated planning policy, and that permission will be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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