# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Church Cottage, Church Street, Rudgwick |
| **DESCRIPTION:** | Extension of existing garage and conversion into habitable living space to form annexe to provide short stay holiday accommodation. |
| **REFERENCE:** | DC/26/1388 (HH) and 1389 (LBC) |
| **RECOMMENDATION:** | Advice ~~/ No Objection / Objection / More Information~~ / Modification ~~/ Refusal~~ |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

See below

**MAIN COMMENTS:**

It would appear from the historic maps that a building in the position of the existing garage was in place prior to the 1 July 1948 and therefore the structure would be curtilage listed. The building would be unlikely to be mentioned in the listing description as at the date of listing the description sought to only identify the property not its significance.

The existing garage is simple in form and reflects its purpose. The proposed development would appear more ambiguous with a Juliette balcony and a large extent of glazing at ground floor creating a more domestic appearance. The proposed roof extension with its flat element would also not reflect the vernacular style of both the garage and host dwelling.

Whilst therefore there would not be an in-principle objection to an extension of the garage there would be a concern that the proposed scheme would not preserve the special architectural and historic interest of the building. It would be suggested that consideration is given to extending the building in a form that reflects its purpose as an outbuilding, and sits more comfortably within the grounds of the principal listed building, which itself is within the Rudgwick Conservation Area.

**ANY RECOMMENDED CONDITIONS:**

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| **NAME:** | Nicola Mason |
| **DEPARTMENT:** | Strategic Planning |
| **DATE:** | 12.10.2026 |