



PLANNING STATEMENT

For

Pool House

Tim Mitra
Palmers Stud
West Chiltonington Lane
Billinghurst
RH14 9DN

Reference: HA_45855

Date: 18th June 2026

PLANNING STATEMENT

Site Address: Palmers Stud, West Chiltington Lane, Billingshurst, West Sussex

Proposal: Demolition of existing outbuildings (stables) and erection of replacement ancillary outbuilding (pool room).

1. Introduction

This Planning Statement has been prepared to evaluate the policy compliance of the proposed demolition of 2 no. detached timber stables and their replacement with a 30m² outbuilding to serve as an ancillary residential pool room at Palmers Stud.

2. The Site and Context

Palmers Stud is a residential property situated off West Chiltington Lane. The domestic curtilage features the main dwelling, a converted annexe, and an existing detached outbuilding historically used as stables.

This structure is built of green shiplap cladding under a corrugated roof and is now redundant for agricultural/equestrian purposes. The site is located within a rural setting where householder permitted development rights are restricted or require planning permission due to specific site conditions and previous permissions.

3. Assessment against Planning Policy

The primary framework for assessment is the **Horsham District Planning Framework**, specifically **Policy 33 (Development Principles)** and **Policy 26 (Countryside Protection)**.

- **Policy 33 (Development Principles): High-Quality Design & Visual Amenity**
Policy 33 dictates that new development must ensure it is of a scale, massing, and appearance that is sympathetic to the existing dwelling and the character of the surrounding area.
 - The proposed pool room directly replaces a low-quality, aging stable structure.
 - The replacement outbuilding uses a high-quality timber envelope that is fundamentally rural in character, respecting the visual amenity of West Chiltington Lane.
 - Its single-storey profile keeps its scale explicitly subordinate to the main residential dwelling.
- **Policy 26 (Countryside Protection)** The proposed structure is entirely located within the clearly defined domestic curtilage of Palmers Stud. It does not encroach into the open countryside, represents no sprawl, and preserves the essential rural landscape character by replacing an existing built structure on a near 1-for-1 spatial basis.
- **Impact on Neighboring Amenity** The structure is single-storey, low-profile, and positioned away from neighboring boundaries. It introduces no overlooking windows, loss of light, overshadowing, or privacy issues, strictly satisfying the amenity expectations of Policy 33.

4. Nature of Use

The pool room will be used exclusively for purposes ancillary to the enjoyment of the main residential dwellinghouse. It does not contain independent cooking facilities and is not intended to function as an independent, severable dwelling unit.

5. Conclusion

The proposal represents a sustainable, high-quality upgrade to the residential site. It involves the removal of a redundant, deteriorated structure and replaces it with a well-designed, low-profile leisure outbuilding that conforms seamlessly with HDPF Policy 33. On this basis, we respectfully request that planning permission be granted.