

From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 14 August 2026 10:03:06 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/1222 Yew Tree Cottage
Categories: Consultations



Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 14 th September 2026	
Application No: DC/26/1222 20.07.2026	Response/Comments: Having considered the application and noted the pre- application advice given by HDC, Rudgwick Parish Council Objects to the application for the erection of an annexe on this site. The proposed accommodation is clearly not designed to be ancillary to the main dwelling as it contains all the components for stand-alone living, and is also detached and so readily capable of subsequently becoming a separate housing unit, in direct conflict with HDPF Policy 28 and RNP Policy 1.1. The key issue in this case is whether the proposed accommodation could/would be occupied in an ancillary manner to the existing dwelling at the site. If the proposed accommodation was not occupied in an ancillary manner the proposal would involve the formation of a dwelling in a location remote from any BUAB, where such development is discouraged. The proposed accommodation entails a self-contained unit, which would not have any physical or functional dependency on the
Applicant: Yew Tree Cottage, Tismans Common	
Reason for Application: Erection of a detached annexe.	
Official Response Date: Not available / Determine 14.09.2026	

main dwelling. The access arrangement for the new unit, with limited interaction with Yew Tree Cottage, raises concerns, with no meaningful way of preventing the proposed accommodation being used in the manner of self-contained dwellings. Even if the intention is for family members to occupy the new unit (why no planning statement?), given the level of accommodation being proposed, even a familial link would not in and of itself make a dwelling an annexe.

In appeal decisions Inspectors have clarified how such accommodation is considered and the relationship/distinction between an annexe and a dwelling. The arrangement in this proposal would likely therefore fail to be classified as an annexe due to its scale, location and, in particular, the extent of functional accommodation provision (i.e. kitchen, cloakroom, bathroom, bedrooms, & extensive dining and living space).

With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council
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Clerk &/or Assistant Clerk are contactable Mon-Fri normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166
Parish office open to the public Mon, Thur & Fri 10.00am-1.00pm