

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 February 2025 14:45:38 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0037  
**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 02/02/2025 2:45 PM.

### Application Summary

Address:	Lock House Lock Partridge Green West Sussex RH13 8EG
Proposal:	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application).
Case Officer:	Tamara Dale

[Click for further information](#)

### Customer Details

Address:	Grants Farmhouse Lock/Partridge Green Horsham
----------	---

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>Whilst Mr Sutton's latest application to split up Lock House into a number of units, is happily less than his earlier proposals, concerns remain.</p> <p>1.Access The plan assumes the families buying Sutton's houses will access</p>

via the Lock Lane entrance. That could not be guaranteed as the plans stand. Even today, the Sutton family prefer the 'back entrance' which leads onto the farm track/bridle path running past our house.

This track has two, right-angle bends around our home which are quite dangerous, particularly in the winter or at night. Horse riders, walkers and farm machinery would all be at much greater risk if used regularly by four large family homes.

## 2. Overdevelopment

Although ostensibly just four homes instead of one, the bedroom count (21 in all) tells of a much larger number of occupants than the headline figure would suggest. Two of the houses include seven and eight bedrooms. Clearly they could accommodate a large number of family, friends, guests or staff, larger than is the norm.

21 bedrooms also speaks to a very considerable level of activity; deliveries, entertainment or business.

## 3. Privacy

Our listed (16th C.) home (Grants Farmhouse) is just a few metres from the boundary of Mr Sutton's house, and in particular the area he has assigned for the 'communal facility'. This includes a flood lit tennis court (incorrectly sited, incidentally, on the existing landscape plan).

At the moment, the very occasional use by the Sutton family is not an issue. That could change markedly if the proposed four houses, two of which will be very large, should make full use of the facility. Any plan which allows for this recreation ground would be wholly unacceptable to us.

## 4. Trees

The plans represent, disingenuously, the level of protection our house would have. The moth eaten Leylandii offer no protection, where they exist. Many have died or been removed. Even were they fully present, we have a clear view of the 'communal area' and it of us.

## 5. Other

One does have to comment on Mr Sutton's repeated claims to have marketed the property assiduously to no avail. Marketing includes Price. The price has barely changed in each of his attempts at sale - despite the apparent deterioration of the roof, and in fact the whole property. Were he really serious about selling, one would expect the price to have been tested. Large houses in the area, spruced up and modernised, are for sale at half the Lock House asking price.

We note, Mr Sutton also seeks to play down the architectural import of the property, suggesting it was practically rebuilt in the 1940's. That does no justice to the core, Art & Crafts fabric, the extraordinary bathrooms, and the beautiful wood panelled central

---

section, which do need protection. If the 'add ons' were removed the unity of the remainder is certainly worth saving.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



---

**Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL**

Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton