From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 October 2024 14:18:32 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1364
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 04/10/2024 2:18 PM.

Application Summary

Address:	26 Weston Avenue Broadbridge Heath West Sussex RH12 3XE
Proposal:	Conversion of existing garage into habitable space and erection of a single storey side extension.
Case Officer:	Joshua Lee

Click for further information

Customer Details

Address:	Solomons Seal (Horsham) Management Company Ltd C/O Courtney Green, 25 Carfax Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design - Highway Access and Parking
Comments:	To Whom it May Concern; We are writing to comment on the planning application DC/24/1364 relating to 26 Weston Avenue. The loss of the parking facility which previously allowed two car parking spaces on the driveway is a concern with the additional pressures placed on regular use of 'on road' and visitor parking

which is already prevalent around this property.

We would draw the applicant's attention to the following covenants covering the site, these covenants protect other users of the site.
Regarding the bin storage there appears no route from the designated storage point to the front of the property. The refuse (bin) storage points and routes are under planning condition for the original development.
If the applicant was to provide covered bin storage space at the front of the property this would then impact the amount of off-street parking.
We would encourage the applicant to provide details of the updated refuse storage and routing as part of this application.

For the purpose of gaining consent under 3.1 Bellway Homes remain the legal landowner at this time and the applicant should obtain permission from Bellway Homes prior to commencement.

3.9 Not to hang out washing in front of the Property and not to store waste bins between the front of the building and any public roadway which the Property abuts (other than in the Bin Collection Point)

3.1 Not without the previous written consent of the Transferor (such consent not to be
unreasonably withheld or delayed):
3.1.1 to make any addition or structural alteration to the Dwellings or any other building now erected on or forming part of the Property
3.1.2 to erect any other building or structure upon the Property
3.1.3 to erect any fence screen wall hedge or other boundary structure on the front or
side boundaries of the Property
in respect of which consent the Transferee shall pay the Transferor's reasonable and
proper fees and in the event of such consent being granted not to carry out such work
except in accordance with the plans elevations sections specifications and detailed
drawings previously approved in writing by the Transferor.

We also request a clear Construction Management Plan detailing how the build will store new and waste materials during the build and how contractor parking will be managed with the loss of the on property parking facility during construction.

Yours sincerely,

Solomons Seal (Horsham) Management Company Ltd

Kind regards