

Horsham Denne Neighbourhood Council

CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	99 Blackbridge Lane, Horsham
PROPOSAL:	Erection of a detached two-bedroom dwelling with associated parking and access, following approval for dwelling under application reference DC/24/1557.
REFERENCE:	DC/26/0413
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Objection – see main comments	
MAIN COMMENTS: Horsham Denne NC's objection to the original application DC/24/1557 still applies to this new application. The change from creating a semi-detached dwelling to building a completely detached new house in the same area is not relevant to our objection. 1) HDNC considers that the proposed building would still be too close to the public highway. It is much further forward than the building line along Blackbridge Lane and would be out of character with the street scene in this area. The application therefore contravenes HDPF Policy 33 which states 'developments should respect the character of the surrounding area including its overall setting'. 2) The access to the proposed parking space is on a bend between a mini-oundabout and a bus stop, and opposite vehicle access to the parade of shops. The proposed access also faces a small gap between existing parking spaces on the other side of the road, which leaves little room to manoeuvre a vehicle back onto the road. We do not consider that changes to the visibility splays for the access point will resolve this problem. 3) As stated in our original objection HDNC considers that one parking space is insufficient for a 2-bedroom dwelling as on-street parking is an issue in this area. The WSCC Car Parking Calculator requires 2 parking spaces and, as Blackbridge Lane is in Controlled Parking Zone F, we do not agree with the Highways response that indicates on-street parking would be acceptable for a second car. 4) In addition, HDNC notes the proposal to remove the hedge which we consider will change the green character of the road. The proposed fence line is slightly further back and a narrow grass verge will be created between the new fence and the pavement. Presumably the resident will be responsible for maintaining this verge as an attractive addition to the street scene, but it could become an untidy mess. Therefore, HDNC objects to this application.	
ANY RECOMMENDED CONDITIONS: See main comments.	
NAME:	
DATE:	8.4.26