From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 April 2025 12:13:48 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0360
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 11/04/2025 12:13 PM.

Application Summary

Address:	Lock House Lock Partridge Green West Sussex RH13 8EG
Proposal:	Conversion of 2no. existing buildings to holiday let use. (Listed Building Consent).
Case Officer:	Kate Turner

Click for further information

Customer Details

Address:	1 Gatehouse Lodge Lock Estate, Lock Lane Partridge Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	We object to this latest application by the developer for the following reasons: *Loss of General Amenity* We are particularly concerned about the proposals for the building to the south east of Lock House, referred to by the developer as a 'garden store', though we understand that it was originally built to

act as helicopter storage unit. Whilst this building is some distance away from the main house it does take up a prominent, visible position on the approach to the house via the main driveway which is also a PROW (1863) and used by many walkers throughout the year. Conversion of this building into residential use as a holiday let will bring with it associated domestic paraphernalia such as BBQ's, outdoor furniture and leisure equipment which will harm the special interest of the building, including its grounds and curtilage, as a historic country house. Planning has already been granted for conversion of the main house to three separate units, so to permit a further conversion in such a visible position within the grounds of the property will further diminish the architectural, artistic and historic significance of Lock House in its setting.

Other
Emergency Access:
Contrary to the submission by the developer, residents of Lock House do not have a legal right of way to exit west towards Old Barn Nurseries or north towards Clothalls Lane in an emergency, such as when the River Adur floods. Both tracks are privately owned.

We trust that HDC will undertake a thorough examination of this rather than taking the developers submission as being factual accurate.

Water Neutrality:
The developer outlines that Lock House is a 14 bedroom property plus a 1 bedroom flat above garage. The recent granted application in DC/25/0037 and 0038 permits the conversion of the main house to 1 x 3 bed unit and 2 x 5 bed units, and the garage and flat above to 1 x 3 bed cottage. If this latest development is granted, it will take the total number of bedrooms in the development up to 21. Even taking into account any water reduction measures and installation of water efficient fixtures and fittings, it is abundantly clear that the development will result in a significant increase in water usage which is contrary to the Natural England position statement in relation to the Sussex North Water Supply Zone.

Overdevelopment
With the recent granting of conversion of the main house into separate units and flat above garage to a cottage, Lock House will rapidly move from a single family residence to a multi occupancy development. This latest application to convert buildings into 2 x holiday units will represent significant overdevelopment of the unique historic asset that is Lock House and its curtilage. This application is not a natural progressive development of the site and will not enhance the property or its surroundings in any way.

Privacy, Light and Noise

As near neighbours to Lock House and particularly the driveway to the house, there will be significantly increased noise and light pollution as well as intrusion on our privacy, over and above the increase we will get once the main house and flat above are converted into multiple units.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council