THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	9 Furze Common Road Thakeham West Sussex RH20 3EG.
PROPOSAL:	Change of use of existing garden room from a studio to be used as an overnight guest room (Class C3
REFERENCE:	DC/24/0296
RECOMMENDATION:	STRONG OBJECTION

SUMMARY OF COMMENTS & RECOMMENDATION:

Thakeham Parish Council (TPC) Strongly Objects to this application as it is an overdevelopment of the site and this expansion of use fails to comply with Water Neutrality regulations. Furthermore, TPC wishes to stress that the applicants were made aware of the conditions that prohibit the change of use, when the applicant previously applied for retrospective application for this dwelling last year (see below).

TPC respectfully requests that HDC planning Object to this application in accordance with previous conditions.

MAIN COMMENTS:

Previously, the Garden Room was subject to a previous application DC/23/0784. Thakeham Neighbourhood Planning Committee submitted a comment of No Objection, to this application NOTING that this application should have been submitted before construction.

At the time, Members also requested that HDC include conditions to ensure that this erection will not be used as a residential dwelling or holiday let. They strongly objected to any inclusion of a kitchen or bathroom.

Consequently, HDC placed a Regulatory Condition on the property that the Garden House permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 9 Furze Common Road as a dwelling and shall not be used as a separate unit of accommodation. The reason given was that the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

TPC thereby STRONGLY OBJECTS in line with historical precedents.

ANY RECOMMENDED CONDITIONS:

NAME:	A.Brown (Parish Clerk)
DATE:	09.04.2024