



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hobjoins Manor, Hyde Street, Upper Beeding
DESCRIPTION:	
REFERENCE:	DC/26/0886 & DC/26/0887
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will result in harm to the setting of the listed building and the character of the conservation area.	

MAIN COMMENTS:

Dear Halima,

The proposal to create off street parking in front of Hobjoins Manor will have a harmful impact to its setting. Hobjoins Manor is one of few historic dwellings that retain a front garden as might be expected in this historic hamlet. This is important in preserving an appreciation of its special interest as a dwelling built well before the advent of motorised traffic. Although the alteration will have little visual impact on its own the problem will arise when vehicles are parked in front of the cottage concealing it from view and interfering with an opportunity to appreciate it in the streetscape. The proposal will also harm the character of the conservation area. The proposed gates are too sophisticated for this context and are reminiscent of suburban boundary treatments. Any boundary designs should reinforce the historic agricultural context of the property and the hamlet. Although we have yet to produce the Hyde Street Conservation Area Appraisal and Management Plan, similar c.a.a. mentions the importance of avoiding the loss of front gardens to parking.

For this reason I am satisfied less than substantial harm will result and although some public benefit might be forthcoming with the freeing up of on street parking spaces this is not sufficient to outweigh the harm in my opinion. There are off street parking spaces at the rear of the property so although this might be a more convenient place to park it is not essential to provide off street parking.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	20.07.26