HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Lock House, Lock, Partridge Green
DESCRIPTION:	Conversion of 2no. existing buildings to holiday let use.
REFERENCE:	DC/25/0359 and DC/25/0360
RECOMMENDATION:	~~Advice / No Objection / Objection /~~ More Information ~~/ Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The current application seeks permission for the conversion of a garden store and tennis pavilion into holiday lets within the grounds of Lock House.

It would appear from the planning history that the garden store was constructed in 2006 and was to be used to store equipment used in the maintenance of the land associated with the property. A question would be raised relating to the garden store in terms of where the equipment needed to maintain the land will be stored, and whether a further building would be required.

The building has a functional form that reflects its purpose which enables it to be understood in the wider context of the estate. It is not a building of particular merit however due to its function it is appreciated as a working building. The changes to form a residential use with its associated parking and domestic paraphernalia would muddle this understanding and draw attention to the building particularly with the addition of parking spaces off the main drive. The site also appears to be enclosed by planting and further information would be required relating to any hardstanding, paths or patio that may be required.

In terms of the tennis building similarly to the garden store a question would be raised as to whether a further building would be required to replace it. It also noted that garage spaces would be lost which could provide parking for the wider site. It would be regrettable to lose parking facilities that would enable vehicles to be out of view as the angular profiles and shiny, metallic finishes of the vehicles are noticeably different to the softer, naturalistic shapes and more muted colours that are characteristic of the surrounding countryside. It is also not clear how the holiday let would sit in context with the garden of unit 3.

Further information would therefore be requested in terms of the relocation of uses from the existing structures and details of the proposed hard and soft landscaping for each unit. It is noted that the information submitted suggests that no domestic paraphernalia would result from the use however the proposal suggests doors leading into the grounds

and guests may expect to see a patio area for sitting out, garden furniture and bbq's etc At present without this detail there would be a concern that the incremental changes to the site with the addition of parking, and hardstanding (for example) would lessen the understanding of the hierarchy of the estate and the appreciation of the principal building as a country house set within its grounds. This could result in a piecemeal development that fragments the coherence of the site that forms part of its significance.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	17.04.2025