



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Willows, The Street, Cowfold
DESCRIPTION:	
REFERENCE:	DC/26/0575 & 0576
RECOMMENDATION:	Advice / No-Objection / Objection / More-Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed building would result in less than substantial harm and at the higher end of the scale.	

MAIN COMMENTS:

Dear Dan,

Following revision to the location of the dwelling on the site and substantial changes to the design, I am content the harm will be greater than I previously stated and I am no longer able to support the principle of the proposal. The proximity and design of the proposed building gives no opportunity to experience it as one might experience a historic service or ancillary building. The proposed dwelling will crowd the listed building and interfere with opportunity to appreciate it as intended from the rear garden. The design is utilitarian and massive. It is poorly proportioned and does not reflect the sophistication of a classically inspired building that is trying to be presented.

The scale and position of the building means there will be a need to share recreational space between the existing and proposed residence. Although this is not necessarily a heritage concern I am mindful of the potential for conflict and the desire for privacy and how this might manifest physically. I would not want to see residential boundary treatments such as close boarded fences or similar.

I am no longer convinced public benefit arising from one new dwelling will outweigh the harm to the setting of the listed building. This harm will be less than substantial harm at the higher end of the scale.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: TBC

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	09.07.26