HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Woodlands, Hayes Lane, Slinfold
DESCRIPTION:	Erection of detached front garage with pitched roof, replacement of front boundary hedging with new fencing and gates and associated landscaping.
REFERENCE:	DC/26/1616
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Woodlands is situated adjoining and within the setting of the Slinfold Conservation Area. Whilst I would have no objection to the proposed garage, I would raise an objection to the proposed fence and gate. A similar scheme was submitted in 2018 and refused due to the impact on the character of the area including the conservation area. The points made in that report remain pertinent to the current application.

The conservation area is characterised by soft frontages, with boundary treatments either being low walls, picket fencing or planting. This creates a sense of place that reflects Slinfold's rural setting and character. The proposal would result in a harsh urban boundary which does not reflect the qualities of the conservation area, in whose setting it sits. This would be further exacerbated by the extent of hardstanding to the front of the dwelling.

It would therefore be considered that the proposal would result in harm to the setting of the Slinfold Conservation. It would not appear that there would be public benefits to be weighed against the proposal.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	29.10.2026