HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	176 Crawley Road Horsham West Sussex RH12 4EU
DESCRIPTION:	Application for Approval of Details Reserved by Condition 7 to approved application DC/18/1111
REFERENCE:	DISC/24/0024
RE-CONSULTATION:	1st set of comments in black Applicant response in blue 2nd set of comments in green
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

Details provided are not considered to address Condition 7 and lack of any replacement planting is disappointing, please review.

We are happy with the clarifications provided and recommend the discharge of the condition.

MAIN COMMENTS:

Vegetation that previously screened the corner plot has been removed, presumably during construction, leaving the rear garden exposed. Please confirm if there are amendments proposed to the boundary treatments, particularly to the private rear garden space for privacy and provide details.

Drawings 2023 / 12 / 01 and 4 show boundary treatments before and after (approved under DC/23/2255) and incorporate brick walls as were previously there but with piers and closeboarded fencing panels to a height of circa 1.8m, due to sloping pavements around the highway sides of the property.

Closed.

There is an extent of hard surfacing to front and side that was previously soft landscape and it is preferred that this is reduced, and hedge or shrub planting incorporated to soften these exposed boundaries.

To clarify the accessway is a cellular permeable access, not hard paved. Due to the distance between the new property and the boundary along the north side there is insufficient space to provide planting and it will be the off street parking for the property. The approved boundary treatment is to prevent overlooking of the garden area. The rear garden is part paved to allow access to rear door and cycle storage with the balance grassed as a lawn.

Closed. If this is due to a parking space, please indicate how this is to be accessed and proximity to the existing tree on grass verge. Please provide details of hard surfacing material. The extent of permeable access is as indicated on the attached drawing 2023 / 12 / 01 and the proposed block plan. As my client owns 176 Crawley Road, you will see that the accessway has been brought over his own land to reduce the impact on the retained tree raised by the council arboriculturist for DC/23/2255. This will be in accordance with Guidance Note 12. The proposed system and the data sheet provided for DC/23/2255 is attached. Closed.
RECOMMENDED CONDITIONS:

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	26/03/2024 [Karen Roberts] 16/04/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	17/04/2024