From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2025 18:09:47 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0553
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/05/2025 6:09 PM.

Application Summary

Address:	Barrington House Barrington Road Horsham West Sussex RH13 5SN
Proposal:	Variation of condition 1 of previously approved application reference DC/19/0379 (Conversion of existing dwelling and outbuildings into two dwellings) for external extensions and alterations.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	1 Barrington road Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity
Comments:	APPLICATION REF. DC/25/0553 As the owners of the neighbouring property to the proposed development - 1 Barrington Road - we are pleased to enclose our comments on the latest attempt by the applicant to enlarge the proposals for Barrington Cottage by whatever means, and in whatever configuration, possible.

The applicant's Planning Statement appears to imply that there is a presumption in favour of granting permission simply because of the location of the application site and meeting the requirements of Building Regulations. We are not sure that is a correct interpretation either of your policy 1 in general or sustainable development in particular.

The applicant also makes an interesting point about 'harm' in connection with your policies 32 and 33. The basic premise is, of course, that the enlargement of Barrington Cottage brings with it some 'benefit' and that such benefit outweighs any harm and therefore there is no impediment to granting permission. For the avoidance of doubt, there is no benefit accruing from the development beyond any increase in profits for the developer. There is no benefit to Horsham and there is no benefit to Barrington Road. And all the harm is borne by us.

And any increase in the height of the boundary wall will have a detrimental effect upon our property by virtue of a diminution of light, including sunlight. Whether this is 'only' 300mm or not makes no difference to us as the higher wall will also be more overbearing. How could it be otherwise?

Nevertheless, we acknowledge that the applicant seeks to mitigate the increased height of the boundary wall by removing the first floor of the barn to the rear of the application site. We would welcome this as the barn is a somewhat delapidated eyesore that has windows looking directly into our private garden space from the boundary and its removal will improve our amenities in terms of daylight and privacy.

So, on balance, we are prepared to offer some limited support for this application as it would appear to improve our amenities, all things considered.

However, that limited support is conditional upon the permission, if you are minded to grant it, being implemented fully in accordance with it in that:-

1. The first floor of the barn must removed before any work is commenced on the boundary wall. This will address a concern we have about the first floor of the barn being retained simply because it the developer might choose to consider it to be the last part of the application to be implemented. And then never doing it. In order to protect our amenities, it would seem that a condition would need to be imposed on any permission to that effect or, alternatively, prior to occupation.

2. The finished wall height will be restricted to 2680mm from the external ground level of our property as illustrated on the application drawing 1053-24A

3. The application drawing 1053-24A is appropriately amended to reconcile the obvious discrepancies between the proposed north and south elevations. One or both of them are clearly incorrectly drafted. It begs the question of whether this is either a deliberate attempt to mislead or simply shoddy work.

Whilst not a planning matter, it should be noted that the proposals will require a party wall award under the Party Wall Act 1996. For the avoidance of doubt the award will require the applicant to follow his planning permission to the letter and so it would seem sensible for the applicant to disclose now all those matters upon which he hopes the award will be predicated. In the light of this we would reserve our right to object to the application should the applicant propose amendments that materially and/or adversely change anything described above.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council