From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 November 2026 13:40:32 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1714
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 11/11/2026 1:40 PM.

Application Summary

Address:	Lock House Lock Partridge Green Horsham West Sussex RH13 8EG
Proposal:	Variation of condition 1 of previously approved application reference DC/25/0359 (Conversion of 2no. existing buildings to holiday let use. (Full Application)) for installation of mezzanine floor and increasing roof height by 0.75m.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address: 1 GATEHOUSE LODGE, LOCK ESTATE PARTRIDGE GREEEN

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	Summary This objection is not directed at the principle of holiday accommodation, which has already been accepted under DC/25/0359. The concern is that the current Section 73 application seeks to transform the approved three-bedroom

holiday let into a six-bedroom super cottage, resulting in a material intensification of use that has not been supported by updated evidence regarding parking, traffic generation, countryside impacts, ecological effects or cumulative impacts across the wider Lock House estate.

1. Material Intensification of Use
The approved Garden Store holiday let was assessed as a modest three-bedroom unit. The proposal would double capacity to six en-suite bedrooms and is expressly promoted as a super cottage aimed at larger groups, celebrations and family gatherings. This represents a materially different scale of operation from that originally assessed.

2. Parking Provision and Highway Impacts
The approved scheme provided two parking spaces for the Garden Store. That provision and the associated transport assessment were prepared on the basis of a three-bedroom holiday let. No updated parking assessment has been submitted to demonstrate that two spaces remain adequate for a six-bedroom super cottage likely to accommodate multiple family groups arriving in separate vehicles.

3. Increased Countryside Activity
Previous assessments relied on the modest scale of the development and concluded there would not be a significant increase in activity within the countryside. Doubling sleeping accommodation and targeting larger group bookings materially changes the pattern and intensity of use, including vehicle movements, outdoor activity and visitor numbers.

4. Public Right of Way and Visual Impact
The application states that the building is not visible from public footpaths. However, in DC/25/0359 the applicant submitted that there is a PROW (and Bridlepath) wihin 50m of the building. As a result I respectfully submit that The Council should carefully assess the accuracy of the applicant's visibility claims and the impact of increased occupancy on users of the route, and as submitted within the consented application we hold the view that the consented building actually take up a prominent and highly visible position along much of the PROW as it visiually sits proud of the hedging around it. As a result, any increase in height is only going to result in even more promenance.

5. Cumulative Impact Across the Lock House Estate
The proposal should not be considered in isolation. The planning history demonstrates an increasing number of residential, holiday accommodation and tourism-related permissions and proposals across the estate. The Council should consider whether the proposal contributes to the cumulative commercialisation and intensification of activity at Lock House.

6. Ecological and Ancient Woodland Considerations
The proposed six-bedroom super cottage would substantially increase guest numbers compared to the consented three-bedroom accommodation. Whilst the building is not immediately adjacent to the ancient woodland in the way that the previously refused super cottage proposal was, the woodland lies approximately 47 metres from the site. The Council's recent refusal in DC/26/924 established that the woodland is already vulnerable to additional recreational pressure and human activity. The applicant has not demonstrated that the ecological conclusions reached under DC/25/0359 remain applicable to a significantly intensified form of occupation. The Council should therefore be satisfied that the ecological assessments supporting the existing consent remain valid and that increased visitor activity will not result in indirect impacts upon the nearby ancient woodland.

Conclusion
For the reasons outlined above, the application should not be viewed merely as a minor roof-height amendment. Its practical effect is the creation of a six-bedroom super cottage through a substantial intensification of the approved development. In the absence of updated evidence addressing parking, traffic, countryside activity, cumulative impacts and ecological considerations, the application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council