From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 December 2024 13:18:31 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1834
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 23/12/2024 1:18 PM.

Application Summary

Address:	Little Millfields Horsham Road Rowhook Horsham West Sussex RH12 3PZ
Proposal:	Prior Notification for Change of Use from 2no Agricultural Buildings to 1no dwellinghouses (C3 Use Class).
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	Millfield House Rowhook

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Trees and Landscaping
Comments:	Having reviewed the documents relating to planning application DC/24/1834, I wish to state that I object to this application. I do not oppose the idea of transforming the stabling into a 1 bedroom accommodation unit on the site of Block A, remaining within the footprint of the original wooden structure and thereby ensuring that there will be no alteration to current height, access to light or

boundary alteration. However I do have concerns about issues which have not been addressed in this planning application and I would respectively request that these are considered before a final decision is made.
(A) The 2 stabling blocks, under consideration in this planning application, were part of the estate of a Grade II listed building. The building and estate were sold recently to a developer. There is concern that the land is being parcelled into separate 'zones' for onward individual sale. There is no mention in this planning application of a listed building nearby, nor the mention of an access gate situated beside Block A, which still leads from the stabling yard, on which these structures are situated, into the garden of the listed building. Furthermore, there is also a wooden garage which has not been illustrated on the map for this application. This garage must be within the curtilage of this application because it can only be accessed via this yard. Therefore, could the council please explore whether these 2 stabling blocks are curtilage listed and if so, all care is taken to ensure that any enhancement to the structures remains within the parameters of listed building planning consent and furthermore, prior to a decision being made, makes enquiries about the fate of the gate and garage.

(B) I've noted the mention in the Rudgwick Parish Council report of their concern that the second Block (B) would be an office space with separate bathroom. How right they are to query this. My concern is that this is an entirely separate building with presumably electricity, drainage and water supplies and therefore there is the very real possibility of it becoming a separate commercial enterprise for rent or sale. If this planning application were to pass and this became the case, this would be in breach of Class Q regs and Class 3 use. Additionally, there are further concerns that this, in time, could become another 1 bedroomed property for sale, as all services would already be in place.

(C) This new, but small, proposal for redevelopment includes the creation of 2 separate bathrooms and 1 kitchen, so a separate water connection would have to be made to the water main on the road. Currently the water supply to this yard is drawn from the main listed building. In line with the Water Neutrality Bill, and its limitations on the additional drawing of water from the main supply, surely this would need to be considered separately? In particular, there is the possibility that a second parcel of land, also originally part of the estate of the listed building, and adjacent to these stables, is being prepared for possible redevelopment, with land clearance currently taking place.

(D) The treeline along the front boundary of this proposal is made up of several, seriously old but healthy oak trees, with a further old oak directly opposite the access gate into the yard. The planning statement is incorrect in stating that:

"The site has an existing access from Rowhook Road via a surfaced roadway which serves another residential property"
The surfaced roadway stops at the entrance gate of the listed building (residential property) which is quite a few yards before this proposal's entrance. The hard surface was laid down by the previous owners of this listed building and estate as their motor cars were often grounding on the unmade track. This proposal is accessed via an unmade track which becomes pitted and ground up in the winter months. To the dismay of the two other residents who live down this unmade track, plus the farmer whose numerous fields are accessed via this track and the owners of 2 other fields, a 250/300 year old oak tree has already been felled and burnt further up the track during land clearance mentioned above and there is great concern that the same will befall these wonderful oak trees. They are crucial to maintaining this unmade track with their extensive root system soaking up ground water and keeping the open drain which runs along the front boundary of this proposal as dry as possible. In addition to this, these trees are mature and in very close proximity to these stables. The planning statement does not address this so we would ask for some urgent consideration of this issue with regard to the need to keep all these trees for ground water management and retention of integrity of this access track for all who use it.

(E) Furthermore, the planning statement does not address the disposal of effluent. There is no mains drainage in Rowhook so private drainage would be the only option. Where would this disposal system/s be situated with very little, if any, additional land seemingly set aside on this site.
As I said, I'm not adverse to this proposal however, I do believe that the issues raised above should be considered and further enquiries made before any final decision is made. Thank you.

Kind regards

Telephone:

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Horsham District Council 50 YEARS

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