

Horsham Denne Neighbourhood Council

CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	30 West Street, Horsham
PROPOSAL:	Construction of first floor courtyard, installation of new windows and doors, associated external alterations, and rendering of the rear elevation.
REFERENCE:	DC/26/0141
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Objection – see main comments.	
MAIN COMMENTS: HDNC notes that the applicant intends to make an application for change of use and the floor plan clearly shows the proposed conversion of retail space to C3 use. Number 30 is a relatively large retail unit in West Street which is the primary shopping street in Horsham Town Centre. There are many businesses which would require such a property to have sales, stores or other usable space above. An application for change of use, as the applicants have made clear will be the next step, should be accompanied with proof that all efforts have been made to sell or let the unit before a change of use can be granted. HDNC considers that the installation of the courtyard, windows and doors before a change of use application would make this building less viable as a retail unit. This proposal could set a precedent whereby larger retail units would become less marketable; larger and possibly more prestigious businesses would be deterred from choosing Horsham to set up a retail business. Therefore, HDNC objects to this application.	
ANY RECOMMENDED CONDITIONS: See main comments.	
NAME:	
DATE:	2.3.26