# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | The Stables Lee Place Blackgate Lane Pulborough |
| **DESCRIPTION:** | Conversion of existing dairy building into residential accommodation. Siting of an external free standing air source heat pump. Retrospective permission for catslide roof extension for pool/pond equipment. |
| **REFERENCE:** | DC/23/1225 |
| **RECOMMENDATION:** | No Objection |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

Given the site's setting - in that it forms part of a plot of residential dwellings - and that the conversion should not significantly alter the views of the PRoW users, this proposal is not considered to give rise to adverse landscape and visual effects. Therefore there are no concerns from a landscape perspective.

Should the applicant wish to make soft or hard landscaping alterations, more information would be needed as well as details submitted alongside a landscape management and maintenance plan, taking into account the recommendations within the ecological enhancement plan, which must be secured via condition.

**MAIN COMMENTS:**

The proposed site is located outside the Built Up Area Boundary and situated in Billingshurst Parish. It comprises of an existing Victorian, single storey, L-shaped dairy building and its immediate surroundings including a courtyard area. Directly south lies a swimming pool. It forms part of a plot of two other residential buildings to its west and south west, and further residential buildings lie to its south east. A large barn lies directly north. The site is accessible by country road and a long driveway lined with mature trees into its existing courtyard.

Roughly 100m north of the site lies PRoW 774 which wraps around to the east. PRoW 773 runs roughly 170m to the east and 190m south of the site. Members of the public using these bridleways are unlikely to experience altered views on to the site.

The site falls within J1 – Billingshurst and North Heath Farmlands of the Horsham District Landscape Character Assessment. The key relevant characteristics of this area include many mature field trees following hedgerows and lanes – such as with the driveway - as

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| well as semi enclosed landscape with some longer range views. Local building materials include brick, tile and half timber. Overall the landscape condition of this character area is good. The site is also close to the border of P1 – Upper Arun Valley, however the characteristics bear minimal relevance and resemblance to the site in question.<br><br>Given the developed nature of the site, the Landscape Character Assessment's Planning and Land Management Guidelines need not apply, with the exception of recommending local building materials for construction. As above, these include brick, tile and timber. | |
| **ANY RECOMMENDED CONDITIONS:** N/A | |
| **NAME:** | Elly Hazael<br>Trainee Landscape Architect (Planning) |
| **DEPARTMENT:** | Strategic Planning |
| **DATE:** | 30/01/2024 |
| **SIGNED OFF:** | Inês Watson CMLI<br>Specialist Team Leader (Landscape Architect) |
| **DEPARTMENT:** | Specialists Team - Strategic Planning |
| **DATE:** | 27/02/2024 |