HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land south of Stoneleigh Tower Hill
DESCRIPTION:	Erection of detached garage with associated driveway
REFERENCE:	DC/26/1603
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The comments relating to the conversion of the modern barn would remain relevant to the current application. The proposed garage would be visible from Tower Hill, and due to its location in line with the barn would create a block of built form. It would be suggested that the garage is set back to lessen this impact, and enable better vehicular access to the garage.

The existing barn has little architectural interest, and whilst it is understood why this would be used as a design model for the new garage, a more traditional design with an appropriately pitched roof would be more in keeping with the character of the area, and vernacular style of its buildings.

ANY RECOMMENDED CONDITIONS:

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	29.10.2026