From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 February 2025 10:40:27 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0038
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 11/02/2025 10:40 AM.

Application Summary

Address:	Lock House Lock Partridge Green West Sussex RH13 8EG
Proposal:	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Listed Building Consent).
Case Officer:	Tamara Dale

Click for further information

Customer Details

Address:	Power House Lock Estate, Partridge Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	My previous comments from earlier applications still stand; Previous applications have been rejected, including conversion of the garage block because of the reasons ticked above.

"Conversion of a single dwelling into 3no. dwellings ". Partitioning the house into additional dwellings raises all the same issues as before because the house has not moved. This property remains in a rural area with its associated farm practices, wildlife habitats and ancient woodland nearby.
Limited access is still down a single track, country lane (which regularly floods) and the issue of Water Neutrality remains.
The application is similar to others already refused; "Ref. No: DC/24/1667, Ref. No: DC/24/1668, Ref. No: DC/13/0328,DC/13/0329, Conversion of single dwelling house into three dwelling houses for a temporary period of 5years". At that time it failed to "meet the requirements of the Development Control Policy DC13 - listed buildings, nor sustain and enhance the significance of the heritage asset as required by Chapter 12 - Conserving and Enhancing the Historic Environment of the National Planning Policy Framework."
Road access remains problematic and the extra vehicles would impact a quiet rural farm estate. It would also negatively impact Grants Farmhouse curtilage, a Grade II listed building of significance. Increased delivery and residential traffic would have a negative impact. Flooding and access remain problematic; increased vehicular traffic (and deliveries) would disturb wildlife and endanger locals - many of whom are young children - using the lane for walks.
Additional development would compromise our privacy, close to Lock House. Increased light pollution and noise from vehicles and families would have a negative effect on the bats and many owls which reside in the adjacent ancient woodland. Existing and established wildlife would be disturbed - we often see the storks from Knepp and occasionally hear the purr of turtle doves. A rare sound these days. Light pollution would be significantly increased in a part of the South which remains dark at night.
"conversion of the existing garage block with flat into single dwelling". This also references other previous Lock House applications, Ref. No: DC/13/1287, Ref. No: DC/24/1667 Ref. No: DC/24/1668, all of which have been refused for the following reasons:
"The site is outside the limits of any existing town or village and the development, if permitted, would consolidate an undesirable element of sporadic development in a rural area which would result in visual intrusion into the countryside to the detriment of the rural character of the area. Therefore the application is contrary to policy DC1 and DC28 of the Horsham District Council Local Development Framework: General Development Control Policies (2007), policies CP1, CP5 and CP15 of the Horsham District Local Development Framework Core Strategy (2007) and Paragraph 55 of the National Planning Policy Framework."
The current application has an Existing Plan that shows the garage block as already having a dwelling flat. My understanding was that this was refused in 2013 but additional dwelling in the grounds of Lock House should be refused for the same policies

restricting the building of new dwellings in a rural area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton