HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Roundabout Place, Common Hill, West Chiltington
DESCRIPTION:	
REFERENCE:	DC/24/1881
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will fail to preserve the character of the conservation area.	

MAIN COMMENTS:

Dear Hannah,

The conservation area was recently designated following years of missed opportunity to conserve this unique part of the district. The area of West Chiltington containing most of the Wells Cottages is covered and Roundabout Place falls within the c.a. boundary. Roundabouts Cottage to the northeast of the site is identified as a Wells Cottage. The conservation area was designated as much for the character of the area as the importance of the individual Wells cottages. This character is illustrated through a sylvan setting for many dwellings laid out in a relatively low density.

There has been significant infill development throughout the later twentieth and early twenty first century. There is an appreciation that this has diluted the historic character of the area as envisaged by Wells. This proposal will exacerbate the harm to the character of the conservation area. The proposed dwelling will result in a conspicuous change in the pattern of development along Common Hill where most dwellings on the northeast side of the road are set well back and not readily perceptible. The character of Common Hill reinforces a sense that this is a rural settlement. The design of the dwelling seeks to reimagine Wells' approach but this falls short of the eclectic and organic style Wells employed. The proposed design appears mechanical and the product of a generic house type embellished with superficial details that might be found on a Wells cottage.

I am not convinced the scale of the proposed dwelling, its position with reference to its neighbours or the design will preserve the character of the conservation area or the setting of the neighbouring locally listed building. The harm is toward the lower end of the scale of less than substantial but harmful none the less.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	20.12.24