



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Willows, The Street, Cowfold
DESCRIPTION:	
REFERENCE:	DC/26/0575 & 0576
RECOMMENDATION:	Advice / No-Objection / Objection / More-Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed building would result in less than substantial harm but public benefit may outweigh this harm.	

MAIN COMMENTS:

Dear Dan,

I am satisfied a modest dwelling in this location would not be unexpected. There are a variety of buildings that bound the church yard and add to the character of the conservation area. As long as this building reinforced and reflected a traditional building in terms of materials, detailing and proportions I am satisfied it would not appear out of place and would not harm the character of the conservation area. The details could be dealt with by condition. However, the close proximity to the listed building would result in a cramped plot. There are examples of large outbuildings within the grounds of listed buildings in Cowfold but the scale of this proposed building will result in harm to the setting of Cowfold Stores. This harm would be less than substantial and at the low end of the scale. I am willing to accept public benefit of development within a sustainable location if this can be shown.

The scale of the building means there will be little garden space for the existing and proposed residence. Although this is not necessarily a heritage concern I am mindful of the potential for conflict and the desire for privacy and how this might manifest physically. I would not want to see residential boundary treatments such as close boarded fences or similar.

If you are minded to permit then I can suggest detailed conditions. As the proposal does not physically affect the listed building then lbc is not needed and this application can be withdrawn.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: TBC

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	11.05.26