From: Planning@horsham.gov.uk
Sent: 06 June 2024 10:09
To: Planning
Subject: Comments for Planning Application DC/24/0660

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 06/06/2024 10:08 AM.

Application Summary

Address:	April Cottage Sunset Lane West Chiltington West Sussex RH20 2PB
Proposal:	Demolition of existing detached garage and erection of a two-storey detached dwelling.
Case Officer:	Alice Johnson

Click for further information

Customer Details

Address:	The Reading Room Church Street West Chiltington Pulborough West Sussex

Comments Details

Commenter Type:	Parish Council
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:	The Parish Council wishes to lodge its very strong objection to this application. It represents a re-application of DC/22/2302 with minor amendments to try to mitigate the reasons given for its refusal. The Parish Council still believes that the proposed development would result in a plot size that would be out of character with the build pattern of the immediate Conservation Area surroundings and would contribute to the inappropriate suburbanisation of the wider locality. The proposal would subsequently detract from the spacious and open character that defines the historic locality and would result in an intrusive form of development that would be out of keeping with the informal and semi-rural character of the area. The proposed development would therefore detract from the build pattern and historic character of the area, resulting in

demonstrable harm to the spacious character and visual amenities of the locality, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Since DC/22/2302 was refused, the area in which the site sits has become a designated Conservation Area making this proposed intrusive development even less desirable, sitting as it would between two original Wells cottages, fragmenting their landscapes. Such infill between two historic buildings should be strictly prohibited.

Despite the slight amendment to the design of the proposed dwelling, the proposed development would still create a house which fails to sufficiently incorporate and reflect locally distinctive features of existing development in the immediate locality, particularly to the front elevation. The development would represent an incongruous addition to the street scene which would appear out of character with the design and appearance of the area. The proposal is therefore contrary to policies 32,33 and 34 of the Horsham District Planning Framework (2015 and paragraph 130 of the NPPF.
There is also a small octagonal shaped outhouse in the garden of April Cottage which was built at the same time as the original Wells cottage. It was not uncommon for Wells to supply his cottages with such outhouses, and the two buildings together (April Cottage and its octagonal outhouse) are uniquely tied by their historic provenance. The proposed development would split the site in such a way as the outhouse and its tied homestead would be separated, again causing a fragmentation of a historic building connection. Such an act should not be possible in a Conservation Area.

Concerns for the beautiful tree that is protected by a TPO also remain high, despite the applicant's attempts to mitigate them. A minor shift in the placement of the access/egress will not protect the roots of the tree, which are potentially already damaged by the heavy vehicles and equipment that have accessed the site for its pre-clearance. Similar and heavier vehicles and equipment would require access to the site for any potential build and would certainly threaten the health of the tree. As such it is believed that the proposal remains contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015).
The proposed development would still also result in an unacceptable juxtaposition between it and the adjacent important TPO protected tree which, over time, is likely to result in pressure to lop or fell the tree. The proposal is therefore contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015).

Whilst neighbour objections in and of themselves do not constitute a planning reason for refusal, it should be noted that the concerns raised by local residents all pertain to their concerns for the preservation of the character and appearance of the environment in which they have chosen to live and which has just been afforded Conservation Area status. This will be HDC's first real test of its resolution to observe the intent of such a designation and will either reassure residents that it will support the protection of their environment (and facilitate the 'buy-in' of locals to the new status of The Lanes) or will indicate the exact opposite. HDC must be careful not to set a very unfortunate precedent with its decision on this application.

The Parish Council would also draw HDC's attention to the matters of:
mains sewage pipes routed beneath the site (and the potential damage that could be caused to them during any build); the problems with the water course along the site's section of Sunset Lane with regular issues of flooding due to blocked culverts etc; the fact that an archaeology report is required to ascertain what history lies underneath the site, and what has potentially already been damaged by the premature site clearance work, and; the fact that the proposed development will not contribute to fulfilling any housing need in the area - there is no need for further 4-bedroom houses.

Water Neutrality needs to be properly addressed in this application. Whilst the main dwelling is not metered it is impossible to establish any sort of certainty that the development would be water neutral. The Parish Council is very concerned that HDC is too easily allowing mathematical exercises to justify satisfaction with applicants' water neutrality statements. WN is a serious issue for us and for future generations and HDC needs not just to take it seriously, but be seen to be taking it seriously.

The Parish Council confirms its Holding Comments submitted on 7th May 2024 which

requested that should the Planning Officer be minded to approve this application, it be put before HDC's Planning Committee (South) for its consideration.

Kind regards