From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 November 2024 18:40:05 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/0874
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 18/11/2024 6:40 PM.

Application Summary

Address:	The Lamb Inn Lambs Green Rusper West Sussex RH12 4RG
Proposal:	Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two storey extension to accommodate four X 2 bedroom flats and two X 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store (AMENDED DESCRIPTION)
Case Officer:	Kate Turner

Click for further information

Customer Details

Address:	Woodreeves Lambs Green HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design
Comments:	I note that the application has been downsized from 9 units to 6 units and welcome the applicants' improvements, which I assume reflects commendable responsiveness on their part to the previous feedback. The removal of the "coach house" addresses the most fundamental concern that I had about the design and I have taken some time to consider whether to continue to object, but have concluded that I wish pursue two aspects of my previous

objection.

1 The 2 story elevation at the rear of the old pub will dominate and undermine the charming character of the original. The existing outbuildings are a pre-existing blot on the original, but expanding both the footprint and the height of add-on with a design that I associate with a commercial building will exacerbate the problem. If some more attractive features could be incorporated into the design (e.g. to make it less uniform), then this could address this aspect of my objection. Equally, I have discussed with the owners building a higher boundary wall with attractive aesthetic features to reduce the impact on our privacy of having new 2 story units close to our boundary. I would like this to be formalised into the plans if possible.

2 The inclusion of parking for 6 units makes it challenging to incorporate any greenery in the plot. The pub already used all of the land to the rear as car parking, so the changes will be limited to (a) changing from a gravel car park to what appears to be a hard surface with demarcated lines and (b) the change in the timing of use as between customers and residents. The use of a hard surface with demarcations is relatively minor, but will add to the sense that this is a commercial car park in a rural residential hamlet. I would encourage the designers to do more to incorporate some greenery (e.g. small strips of lawn, post & rail fencing and extensive border shrubbery) to help preserve the residential nature of the hamlet.

I live next doors to the site and did not receive any notification of the change in the plans. Unless notifications are dispatched, I do not think that silence can be assumed to represent neighbour consent to the amendments.

Kind regards