From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 February 2025 07:52:56 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 22/02/2025 7:52 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:	1 Gatehouse Lodge Lock Lane 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 - Privacy Light and Noise
Comments:	Design: This important heritage asset, including its window into the rigid class system of the past will forever be lost if this application to convert the main property into three units is granted. The consulting conservation officer subject matter expert maintains that the most appropriate viable use for the property is

to maintain it as a single residence. We submit that the reason the developer has been unable to sell the property as a single residence is because it has been priced too high, particularly taking into account the state of repair of the property (according to the developer). One only has to spent half an hour on property websites such as Right Move to evidence this.

Highway access and parking: The data provided by the developer paints the picture that there will be no increase, or a very small increase in traffic to/from the property. However, we submit that the data submitted by the developer is inaccurate - Basic maths would tell you that vehicle movements belonging to residents of four properties (3 in main house & 1 garage conversion) would present a substantial increase on vehicles belonging to one family. Additionally, much has been made of the issue of when the River Adur floods, with the developer suggesting that access from the property is to the West and to the North. This is incorrect; the developer has no legal entitlement for residential traffic to exit the property/Estate via either route which are both privately owned.

Loss of General Amenity: Lock House abuts historic woodland to the north east and a significantly historic listed building (Grants Farmhouse) to the west. Along with the public footpaths and bridleway that cover the immediate surroundings this overdevelopment would significantly harm the amenity of the area and destroy the enjoyment of it had by local residents.

Privacy, Light & Noise: The increase in traffic and noise pollution that will go with this development will have an adverse impact on our privacy as near neighbours to Lock House. No consideration has been given by the developer for any impact this development will have to its neighbours.

Other: Water Neutrality: I question the legitimacy of the information provided by the developer, as this latest application now suggests that average occupancy of the property is 11. This includes the addition of 4 'partners' (one of which has apparently been a partner for 4 yrs) of current residents. There has been no mention of these partners in any of the two other very recent planning applications submitted by the developer.

Other: The garage conversion: As well as conversion of the main house into three units, the developer seeks permission to convert the existing garage and flat above to a cottage. There is no record on HDC planning portal that shows that planning permission was ever granted to allow a flat above the garage. In fact, DC/13/1287 shows that an application to convert to residential use was actually refused in 2013. Given the refusal in 2013, I would expect this latest application to also be refused on the same grounds and I question whether any enforcement action should be taken in this regard given that conversion to residential use has clearly already taken place contrary to planning refusal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk