

Horsham Denne Neighbourhood Council

CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Wimblehurst Hotel, 6 Wimblehurst Road, Horsham
PROPOSAL:	Temporary change of use of Hotel to provide a House in Multiple Occupation for Nursing Home staff.
REFERENCE:	DC/26/0347
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Objection – see main comments	
MAIN COMMENTS: Horsham Denne NC has the following comments and queries: 1) Staff: i) How many staff are employed locally by the Ashtonleigh Care Group and how many would be likely to want or need to live in the HMO? ii) Will the staff using the facilities be named staff, or will there be a rotation of staff? iii) How will occupancy be restricted to Ashtonleigh Care Group staff use only, to ensure that family and friends or unconnected persons do not stay at the HMO? iv) Will there be an onsite Manager? 2) Bedrooms: i) We note there are minimum room sizes required for an HMO, do all the rooms meet this standard? ii) Are all the rooms for single occupancy, or are the larger rooms for double occupancy? iii) What is the total number of occupants if all the rooms are fully inhabited? 3) Communal rooms: i) We note there are 4 unlabelled areas on the ground floor. We assume that one is an entrance hall and one a kitchen, but would like to know the intended use of the other rooms ii) We understand that 2 kitchens are necessary for a large HMO but can only see one possibility (not labelled) on the plan. 4) Use: i) HDNC considers there should be a condition imposed that use is solely for nursing staff and not public use. ii) We note that the application is for 18 months temporary use, “until the proposed extensions and alterations to create the larger care home across both sites has been submitted and approved”. If no application is submitted and approved within this period will the HMO status automatically cease? 5) Has HDC any additional requirements for large HMOs? Therefore, HDNC objects until we receive further information and answers to our queries.	
ANY RECOMMENDED CONDITIONS: See main comments.	
NAME:	
DATE:	31.3.26

