Horsham Denne Neighbourhood Council
CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Reading Rabbits, Gladstone Rd, Horsham
PROPOSAL:	Change of Use of early years education centre to 2 bed dwelling. Minor fenestration changes including removal of front entrance and fascia sign and new door and window on the front elevation and four roof lights on the east elevation. Part demolition and alteration to the rear.
REFERENCE:	Amendment to DC/24/0318
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Horsham Denne Neighbourhood Council objects to this amended application (See main comments).	
MAIN COMMENTS: Horsham Denne NC has the following comments and queries: 1) As per our previous response, HDNC queries the quality of the build. We are aware that the building was used as stables during Victorian times and would like to know if the walls are a single course or cavity construction, and if soundproofing would be sufficient. 2) Regarding the first-floor rooms, HDNC asks if there is sufficient headroom for standing? 3) HDNC queries the shape of the 'yard' on the amended plan 1836/23/PO2A which is different to that shown on the block/roof plan. Will the 'yard' extend right up to the boundary, and will it be hardstanding or be landscaped? 4) Have the comments from Southern Water regarding the location of the sewer been taken into account? 5) HDNC is concerned that this proposal will result in the loss of a small commercial property. HDPF Policy 9, paragraph 5 is quoted in the Design and Access Statement and states: "Provision of small, start-up and move-on business units will be supported to enable them to reach their fullest potential." This proposal is to remove such a unit. As requested before HDNC would like to know if HDC Economic Development has been consulted on the change of use. Therefore HDNC **objects** until we have satisfactory answers to our questions.	
ANY RECOMMENDED CONDITIONS:	
NAME:	
DATE:	4.7.24