

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 May 2026 08:51:25 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0528
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 17/05/2026 8:51 AM.

Application Summary

Address:	57 Premier Travel Inn North Street Horsham West Sussex RH12 1RB
Proposal:	Part-demolition of hotel restaurant, erection of replacement hotel and guest restaurant extension and all associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	16 Plovers Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	Dear Planning Officer, I wish to formally object to the proposed redevelopment of the existing public house/Premier Inn site adjacent to Horsham

railway station.

1. The Proposal Is Not in Keeping with the Character of the Area

The proposed building is visually poor and fails to respond appropriately to the established character of this part of Horsham.

The existing building, while modest, reflects elements of the local architectural character through:

- * varied roof forms,
- * traditional proportions,
- * articulated façades,
- * chimney detailing,
- * softer materials and finishes,
- * and mature landscaping.

By contrast, the proposed scheme appears overly generic, institutional, and out of scale with its surroundings. The flat elevations, repetitive window arrangement, blank rendered sections, and lack of architectural detailing create a development with little sense of place or relationship to Horsham town centre.

This is especially concerning given the site's prominence immediately outside Horsham railway station - one of the principal gateways into the town.

2. Harm to the Setting of Horsham Railway Station

Horsham station is an attractive and distinctive building which contributes positively to the townscape and arrival experience into Horsham.

The proposed development would sit directly opposite/adjacent to the station and would significantly diminish the visual quality of this important gateway location.

Rather than complementing the station's character and scale, the proposal introduces a bulky and visually bland form of development more akin to a budget roadside block than a building appropriate for a key town-centre arrival point.

Good design should reinforce local identity. This proposal fails to do so.

3. Poor Urban Design and Lack of Architectural Quality

The proposal appears dominated by:

- * large uninterrupted wall planes,
 - * weak façade articulation,
 - * limited visual interest,
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- * poor proportions,
- * and an absence of materials or detailing characteristic of Horsham.

The result is an overly monolithic building that would erode local distinctiveness.

Given the prominence of the site, the council should expect a significantly higher design standard.

4. Impact on Access and Local Operations

There is an industrial/commercial area behind the site which relies upon continued practical access.

The proposal appears likely to constrain manoeuvrability and access arrangements for vehicles servicing these premises.

The council should require:

- * a full transport and servicing assessment,
- * swept-path analysis,
- * and clear evidence that existing businesses and operational access will not be negatively affected.

Without this, the proposal risks creating long-term operational problems for neighbouring occupiers.

5. Overdevelopment of a Constrained Gateway Site

The scheme appears to maximise building mass at the expense of context and public realm quality.

The development feels cramped within the site and fails to provide the visual breathing space appropriate opposite a station forecourt.

A more sensitive scheme could:

- * step down in scale,
- * use more traditional roof forms,
- * incorporate higher-quality materials,
- * improve landscaping,
- * and respond more sympathetically to the station environment.

6. Failure to Enhance the Town Centre Environment

This site occupies a strategically important location within Horsham. Development here should enhance civic character and strengthen the quality of the public realm.

Instead, the proposal risks creating a visually mediocre building at

one of the most visible points in the town.

The council should seek development that reflects the quality, identity, and architectural character of Horsham rather than accepting a standardised design with little local relevance.

Conclusion

For the reasons above, I respectfully request that the council refuse this application unless substantial revisions are made to:

- * improve architectural quality,
 - * better reflect the character of Horsham,
 - * protect the setting of the railway station,
 - * and ensure that existing access arrangements are not compromised.
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Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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