From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 June 2025 19:59:17 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0825
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 12/06/2025 7:59 PM.

Application Summary

Address:	Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex BN5 9BA
Proposal:	Prior Notification for conversion of existing agricultural building to 6No. dwellinghouses.
Case Officer:	Kate Turner

Click for further information

Customer Details

Address:	Old Woodhouse Wheatsheaf Road Woodmancote

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	- No structural report has been submitted with the application to demonstrate that the existing building is capable of conversion without substantial works amounting to a demolition and rebuild. This scale of work would be beyond the scope of Class Q and should be scrutinised by the council. The lack of such information warrants a refusal of the application. - No sustainable transport assessment has been submitted to

assess the number of vehicle movements associated with 6 houses and 14 vehicles, on top of the other recently approved houses within the area.
- The lane is a single track constructed of deteriorating tarmac/concrete with minimal spaces for passing. Furthermore, the vehicle visibility splays at the end of the junction with the B2116 have not been tested for a high speed (60mph) road. This junction has poor visibility and is unsafe as it currently stands, let alone with 14 extra vehicles. The lack of such information warrants refusal of the application.
- The submission suggests 6 two bedroom houses, however, each house is clearly laid out as a three bed. The annotation of office/study is misleading as these rooms will clearly be used as bedrooms, particularly at first floor level. Presumably this is an attempt to subvert the nationally described space standards for a three bedroom two storey house.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council