From: Planning@horsham.gov.uk
Sent: 17 April 2024 13:09
To: Planning
Subject: Comments for Planning Application DC/24/0463

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 17/04/2024 1:08 PM.

Application Summary

Address:	The Lodge Marlands Park Barns Green West Sussex RH13 0BF
Proposal:	Erection of a front porch extension and single storey rear extension.
Case Officer:	Marie Riggs

Click for further information

Customer Details

Address:	Hawkswood House, Marlands Park Barns Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Trees and Landscaping
Comments:	In principle we have no objections to an extension at the property. However, the positioning and proportion of the extension in the proposed location raises a number of concerns. The initial block plan provided by the applicant (A-101P and A102P) clearly indicates the proposed extension will go beyond the property boundary of The Lodge and encroach onto land owned by Marlands Park Management Ltd. The picket fence represents the border of the property and the verge on the main driveway side of the fence belongs to Marlands Park Management Ltd. Any extension in the position proposed would need to be set back further so that it does not extend over the property border (including both any roof overhang and foundations).

A revised Location and Block Plan (A- 101P) and Site Plan (A-102P) were submitted on 15/4/24 with a slight change in the positioning. Accurate measurements and a readjustment of the proposed development is requested to ensure the proposed extension does not extend over the edge of the property and that the revised plans are not just a slight documentation change without corresponding adjustment of the proportions of the building. Extending the building in line with existing walls will clearly take the extension outside of The Lodge property boundaries.

It would not be possible for the works to be carried out without significant disruption and access issues to all other properties given the proximity of the proposed development to the access road. No construction or digging etc can take place on land owned by Marlands Park Management Ltd.

The application form states that no trees will be removed. However there is a mature tree in the position where the proposed extension is to be sited.

The entrance to Marlands Park is bordered with mature long standing established hedging on both sides of the access driveway. This hedging adds to the local environment and assurances should be given that in the process of building, the roots will be protected and the established hedging will be retained. There should be stipulations that this existing hedging between The Lodge and Plumtree Cross Lane will be protected and retained (and cannot be replaced by fencing) as it would impact wildlife and the rural character of the entrance to Marlands Park.

The Marlands Park driveway is a single track private road which used to be a farm track. It continues to be used for farm vehicle access to the agricultural fields that form a significant portion of Marlands Park. The proposed extension position would potentially make the corner of the building, (which based on the proposals will come out at an angle), much too close to the edge of the driveway and potentially tight for farming vehicles or larger vehicles (bin lorries, delivery trucks, fire engine etc.) turning into the driveway. This would be a risk to both vehicles and the extension, in addition to the visual impact and aesthetics of a corner of a house jutting out too close to the driveway.

It should be stipulated that the proposed extension be constructed with materials (brick, roof tiles etc) that clearly match the existing property. The fenestration proposed on the front porch extension appears out of character with the existing traditional lodge cottage.

Block Plan (A- 101P) and Site Plan (A-102P) provide a measurement of 50.4m in the domestic garden of the property bordering Plumtree Cross Lane. This figure on the plans is misleading as this is a carryover from larger plans of the site which detail topographical levels (i.e. the position is 50.4m above sea level). The plan submitted suggests that 50.4 m is the length of The Lodge garden. The domestic curtilage is more accurately measured at approx 34m. This is clear from Google Earth views (both recent and historical). Assurances are requested that the applicant is not intending to extend the curtilage. The previous approved planning application for a log cabin within the curtilage and stable within the field (DC/22/0186), included a Planning statement that stated 'The residential curtilage will not change...'

Kind regards