From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 November 2024 08:40:12 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1681
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 20/11/2024 8:40 AM.

Application Summary

Address:	Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex RH20 2HS
Proposal:	Prior Notification for Change of Use from an Agricultural Building to 2no dwellinghouse (C3 Use Class).
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address :	The Stables Upper Nash Farm Nutbourne Lane Nutbourne Pulborough West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	We OBJECT to this application. 1. History. This is a resubmission of a previous application (with minor changes to conform to the 2024 class q rule changes) that was REJECTED on the grounds that it couldn't be proven the site

was in use solely for agricultural purposes and that the design and external appearance of the building would appropriately reflect the character and appearance of the existing building. I would also suggest that this is a clear case of OVER DEVELOPMENT. There are already many dwellings on the site. I fear adding more would create a mini housing development with no consideration about utilities (electricity and water).
2. Permitted Development. I don't believe that the building conforms to the amended class q rules therefore unable to prove that the criteria for class q PD have been adhered to. One must consider the long term effect of this. Turning an agricultural unit (whether it conforms of the amended class q rules or not) into a housing development really doesn't fit the Nutbourne Village statement or the Horsham plans.
3. Design. The site borders the SDNP and therefore should be mindful of the light pollution new modern properties with Velux style windows will create.
4. Neighbours. This property is within very close proximity (arguably could be considered the closest neighbour) to a property that recently had an application to convert a commercial unit into residential approved with the caveat of an Agricultural Tenancy. Please see DC/23/2123. If this application is permitted I would argue the same regulatory condition is also applied, please see below.

Regulatory Condition: The occupation of the dwelling shall be limited to a person solely or
mainly working on the horticultural holding of Nutbourne Place Farm, or a widow or widower of
such a person, and to any resident dependants.
Reason: In order to address the potential noise, disturbance and odour impacts arising from
the adjacent uses, and in the interests of the amenity of future occupies in accordance with
Policy 33 of the Horsham District Planning Framework (2015).

Kind regards