

PLANNING REPORT MAY 2014

New plans:- 3

DC/14/0311

Removal of condition 3 (Use solely for the enjoyment of the dwelling) from application DC/11/2504 Single storey side extension for carer accommodation.
28 Thornden, Cowfold, RH13 8AF
No objections or observations.

DC/14/0615

Construction of a new single storey security building to replace a temporary portacabin at the entrance to the main house.
Drewitts, Spronkets Lane, Warninglid, RH17 5TB
No objections or observations.

DC/14/0423

Development comprising 12 No. dwellings (3 No. 1-bed flats, 1 No. 1-bed unit, 2 No. 2-bed units and 6 No. 3-bed semi-detached houses) including conversion of first floor of The Coach House and associated outbuildings, with vehicular access from Brook Hill, vehicle turning provision, car parking (15 No. spaces), pedestrian access from The Street and associated landscaping (Development affects the setting of a Listed Building)
The Coach House, Horsham Road, Cowfold.

We object to this application on the grounds that the three semidetached house to the rear of the site constitutes overdevelopment of the site.

Cowfold is a category 2 settlement and there have been two local applications refused (DC/12/1267 Land at Furzefield House and DC/13/2421 Viscount House) with part of the reason for refusal being cited as they did not meet the local needs. This application mentions some affordable housing could be included but does not meet the requirement of Horsham District Council Preferred strategy Draft Policy 15 for 30%. If affordable housing is to be included who will manage them and will they be fixed for local people only?

The housing needs report shows a need in Cowfold for 2/3 bedroomed houses but that is what we mainly have and the number of applications to extend these surely denotes that we need larger 4/5 bedroomed housing.

We would once again make the observation that we should see one overall plan for this site as the design and layout for this application impacts on any future application for the remaining part of this site.

The application states that work has not yet started and yet work has been going on here for months. The statement that the façade of the building will not be changed appears to be incorrect when all of the ground floor windows have either been bricked up or covered in insulation on the inside detracting from the visual amenity of this building for which there has so far been no planning application as the previous one (DC/14/0202) was withdrawn.

The transport report states that we benefit from four bus services but in fact only one of these is a regular service route with the others being a school bus, a Tesco's bus and one that goes to Crawley the latter two only running once a week. The service route (17) does not run late evenings and is therefore not available for use as entertainment venue transport.

The transport report also states that new residents will be able to walk or cycle to local facilities but it should be noted that all the facilities quoted are situated on either of the two main roads (A272 or A281) and the only exits from this site are onto those main roads therefore unlikely to encourage cycling.

The site plan shows an enclosure for waste wheelie bins in the North West corner of the parking area. We think this is too far from the majority of the properties. As they are to be communal use bins who will be responsible for the upkeep and tidiness of the bin area? The plan showing the availability of a turning space for a refuse collection vehicle does not allow sufficient space for an articulated lorry to enter the site in forward gear and turn round and leave the site in forward gear such as will deliver to the retail outlet (The Co-op). This being the case deliveries to the shop will be a hazardous situation. Nowhere on the site plans is a close boarded fence such as the one that has been erected on site.

Results: 1

Permitted: 1

DC/14/0314

Conversion of storage area to form dwelling
Laundry Cottage, Mill Lane, Cowfold, RH13 6PX

Refused: 0

Withdrawn: 0