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Planning Department
Horsham District Council
Parkside, Chart Way
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22 October 2020

Dear Sir/Madam

DC/20/1851: Demolition of existing timber garage and shed. Erection of no. 2 double storey dwellings with associated parking and landscaping. Land Adjacent to Coombe Cottage, Church Road, Mannings Heath.

The Parish Council strongly objects to this application for the following reasons.

Background

The previous owner applied for a 4 bedroom detached house in the side garden of Coombe Cottage in February 2017. The Parish Council strongly objected. It was refused by HDC. This was followed almost immediately by an application for a 3 bedroom detached house. Again the Parish Council strongly objected and again it was refused by HDC.

The Parish Council's reasons for refusal were:

- 1) The NPPF does not support development in residential gardens
- 2) Not allocated in the NP or the HDPF. The NP provides houses needed and Horsham has 5 year supply, so house not needed in Parish
- 3) Plot too narrow so overdevelopment of site and out of character with surrounding buildings in contravention of policy 10 of NP
- 4) Significant loss of trees and hedges
- 5) Hardstanding and buildings would occupy 33% of the site
- 6) Adverse effect on Coombe Cottage itself and on adjacent property Ingleside

HDC's reason for refusal was:

"The proposal, by reason of its scale, siting, design and relationship with surrounding development, would result in a cramped form of development which would appear an incongruous addition to the site and wider surroundings. The proposal would not relate sympathetically with the existing pattern of development, and would result in significant harm to the prevailing character and appearance of the area. The proposal would therefore be contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and policy 10 of the Nuthurst Neighbourhood Plan (2015)."

Earlier this year, the new owner applied for a pair of 3 bedroom semi-detached two storey dwellings squeezed into the side garden. This application was withdrawn presumably because HDC indicated that it would be refused since the application alleges that HDC's Planning Officer said that an application for a pair of two bedroom semi-detached dwellings might have a better chance of approval.

The current application DC/20/1851

This application is for a pair of two bedroom semi-detached houses squeezed into the side garden. The Parish Council notes that the combined footprint of the two semis is **106 sq m** and not **96 sq m** as quoted by the applicant. This compares with a combined footprint of **87 sq m** for the 3 bedroom detached house that HDC refused because it was a cramped development etc. Clearly the current application with a 20% larger footprint is an even more cramped form of development than the refused 3 bedroom house. **This alone should mean refusal of planning permission.**

There are a number of other reasons for refusing this application.

The Parish Council notes that there is almost no front garden as the majority of the front is taken up with the drive, parking spaces and paving with only a small space that can't be paved because of the retained trees and hedge. The hard standing at the front, the buildings themselves and the rear paved area take up nearly 40% of the whole site. This is out of character with the surrounding buildings which have much less hard standing and much more amenity space.

The Parish Council notes that several trees mainly at the front of the proposed dwellings are to be removed. This is unacceptable because it would urbanise the street scene and make the dwellings more obtrusive. Also to help reduce the problems associated with climate change, trees should be retained, not removed.

The Parish Council also notes that there is no garage which is contrary to the Parish Design Statement which recommends that each new house should have at least one garage.

The Parish Council considers that this application has not overcome any of its previous objections to refused 3 bedroom house application because the plot is too narrow resulting in a cramped development out of character with the surrounding buildings in contravention of policy 10 of the Neighbourhood Plan

Recommendation

The Parish Council strongly objects to this planning application because the applicant has not overcome many of the Parish Council's previous objections and HDC's reasons for refusal of a previous application for a 3 bedroom house still apply.

The reasons for objecting are:

1) The site has not been allocated for development in the Nuthurst Parish "made" Neighbourhood Plan (NP) or in the Horsham District Local Plan (HDPF). The NP already provides the 50 houses needed in the Parish and Horsham has a five year supply of houses. So these proposed houses are not needed in the Parish.

2) The NPPF does not support development in residential gardens as in paragraph 70 it states "*....resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*"

3) The buildings and hard standing occupy nearly 40% of the plot which is out of character with the surrounding buildings.

4) The removal of several trees would exacerbate the problems associated with climate change, urbanise the street scene and make the dwellings more obtrusive.

5) It is contrary to the following recommendations in the Nuthurst Parish Design Statement (a Supplementary Planning Document):

- Item 1(a) because as each new dwelling should have at least one garage. Note there is no room for garages as the dwellings are squeezed into the plot
- Item 1(a) because each dwelling should have gardens front and back. These dwellings have almost no front garden as the space is covered with parking spaces and a paved area.

6) All the above mean that:

The proposal, by reason of its scale, siting, design and relationship with surrounding development, would result in a cramped form of development which would appear an incongruous addition to the site and wider surroundings. The proposal would not relate sympathetically with the existing pattern of development, and would result in significant harm to the prevailing character and appearance of the area. The proposal would therefore be contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and policy 10 of the Nuthurst Neighbourhood Plan (2015).

Nuthurst Parish Council therefore urges HDC to refuse planning permission on the above grounds.

Yours faithfully

Sarah Hall

Sarah Hall
Clerk, Nuthurst Parish Council