

The Planning Inspectorate

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COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/Z3825/A/13/2202096**

Address of site
92-98 Hurst Road
HORSHAM
West Sussex

Postcode

RH12 2DT

Grid Reference: Easting

5173259

Northing

1315817

SENDER DETAILS

Name

Mr John S Steele

Acting On Behalf Of

The Horsham Society

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The Horsham Society objects strongly to this application and asks that the appeal be turned down.

The site is in a very prominent position on the corner of Hurst Road and North Parade, which is one of the major entry routes into the town centre. Any development in this position will, for better or worse, create a much greater impact on the street scene than flanking properties in either North Parade or Hurst Road. Particular care therefore needs to be given to its design.

It is therefore disappointing that the developer's vision "to enhance and enrich the character of this part of Horsham by high quality architecture" has, in our view, so spectacularly failed in its execution. The proposed design is a mish-mash seemingly aimed at incorporating every material and style to be found in neighbouring buildings, good and bad. The result is an over-fussy building with the worst characteristics of some of its more recent neighbours and no

YOUR COMMENTS ON THE CASE (Continued)

character of its own. It fails both to deliver the developer's own brief of "a coherent and highly legible development with a stimulating and distinctive character" and the NPPF and Council's policies of ensuring that new development is of a high design quality.

Further, the layout is constrained by the decision to retain the "air raid structure" (presumably on cost grounds) and the need to retain the large Oak tree, and as a result is cramped and over-intensive.

There is inadequate provision for parking. Older people now commonly drive into their eighties and there should be at least one parking space for each flat. There is also very limited outdoor space for residents.

Whilst a suitable development could be higher on the corner than the rest of the block, the presently proposed double gable is over-bearing. It is noted that the developments with which comparisons are drawn are all three storied, not four as proposed here.

This is a missed opportunity to produce a modern well designed landmark building which does justice to the site.

We that this appeal be refused on the grounds that it is too intensive, too large, with too little car parking and outdoor space, and of poor design.