

20th January 2017.

Horsham District Council,  
Department of Planning and Economic Development and Property,  
Parkside,  
Chart Way,  
Horsham,  
West Sussex,  
RH12 1RL.

Dear Sirs,

Re: 25 Highlands Road - Planning Application DC/16/2675.

On behalf of Horsham Society I am writing to lodge an objection in respect of Planning Application DC/16/2675. The proposed two storey dwelling is an inappropriate replacement for the existing low key and polite building which complements the corner street scene. The submitted design is for a two storey building with a sharply cut off and unbalanced elevation which would be detrimental to the corner street scene.

The proposed building is narrow and out of proportion. It does not match or indeed complement the neighbouring properties, appearing as one of a pair of semi-detached dwellings, which is completely at odds with the surrounding buildings, that are constructed in pairs. The proposed property gives the appearance of having lost its twin!

The North elevation is long and double height and constructed close to the pavement edge and contrasts with the present comfortable appearance of the existing single storey elevation. This elevation is jumbled with the random allocation of windows, the designer seemingly having given little thought to the outward appearance of the building. The entrance door and porch are arbitrary.

The selection of materials are unclear with a minute note suggesting facing brickwork. However elevational drawings suggest the use of white render.

It is unclear whether or not the hedge is to be retained. Furthermore the South elevation looms and imposes itself over a large part of the garden of the neighbouring property.

There is no precedent for this two storey building, close to the boundary - compare with 37 Highlands Avenue and 27 Highlands Road, being opposite either side of Potters Croft. Furthermore there is no precedent for a two storey structure to be in front of the building line of Highlands Avenue, with which number 36 complies and demonstrates.

It is for the reasons stated above that Horsham Society wish to object to Planning Application DC/16/2675.

Yours faithfully,  
David Griffiths. (secretary to the planning sub-committee)