

11th June 2017.

Horsham District Council,
Department of Planning and Economic Development and Property,

Dear Sirs,

Re: Trinity Hall, Rushams Road - Planning Application DC/17/0786 (revised drawings) - Demolition of existing buildings and erection of 2 No. semi detached houseS with associated parking.

On behalf of Horsham Society I would advise you that we maintain our objection to the revised planning application. On the Planning Portal there are three different proposals detailed and we based our objections on those dated 2nd June 2017 and site plan dated 31st May 2017.

The Society considers this revised scheme to be an over development of what is a small plot, in order to provide two substantial dwellings. Furthermore any such development will inevitably increase pressure on parking in the adjacent and neighbouring roads.

The dwelling footprints are now 30% larger than the first proposal - from 107 sq. metres to 139 sq. metres and from 114 sq. metres to 153.q. metres, therefore the scheme appears to be growing in size. Additionally there is neither provision for bin stores or secure cycle storage, both of which should be a condition of any development.

The elevations are poorly designed, appearing as an unattractive block and being at odds with the organised terrace frontages of the majority of properties in the road. The elevation is overbearing and too high, even as a resident has pointed out, the applicant has used 'artists licence' to subtly raise the roof of the existing adjacent building, being No 23 on the elevation drawings, in order to reduce the impact. One bay is hipped and the other mono pitched, each of different widths. Even the narrow windows do not line up with the roof light. The outline on the elevations clearly shows the visual scale of the new building compared to Trinity Hall.

The concerns expressed by WSCC regarding turning and visibility splays have not been addressed and neither has there been any response to their comment on the shortfall in on 'site parking spaces.

The proposed semi detached houses are an unsatisfactory replacement for the attractive and modest Victorian Trinity Hall. The Society reiterates the request for the scheme to be reconsidered by retaining the essential elements of the existing frontage to form the entrance and to replicate the character of the Trinity Hall elevation, the character of the street and the surrounding area.

Horsham Society request that this application be rejected.

Yours faithfully,

David Griffiths. (Secretary to Horsham Society Planning Sub Committee)