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21st April 2020

Horsham District Council
Park House
Horsham

For the attention of Amanda Wilkes – HDC Case Officer

**Re: Planning Application DC/20/0614
Smith & Western, 37 North Parade, Horsham, RH12 2QR**

Dear Ms Wilkes,

I write on behalf of the Horsham Society to raise our objection to the Planning Application DC/20/0614 for the reasons set out below:

- The design and appearance of the building is unsatisfactory and too dominant for this gateway into Horsham. It is set forward of neighbouring properties and too close to the road. It should be set further back, omitting the pointless amenity area, then redesigned with a more sensitive, simpler elevation and lower profile.
- The elevations are overcomplicated with an excess of roofs, mansards, balconies, extensions, recesses and gable end walls on an essentially linear plan. The blocks could easily be kinked at the central common area junction to reflect the slight bend in the main road and mitigate the monolithic appearance.
- The Design and Access Statement for the development claims “that the building takes precedent from local built forms and vernacular, most notably the property on the corner of Hurst Road and Pinehurst in the use of mixed and feature bricks” and includes image of those features. When reading the proposed elevations there is clearly no connection or use of precedent. The street scene elevation demonstrates clearly that none of the surrounding properties are similar to the proposal and the design is over-scaled compared the majority of the adjacent properties.
- Despite statements that it has been sensitively designed, the proposed development overlooks neighbouring properties, overshadow adjacent properties and removes both light and privacy.
- The existing mature trees on West Parade should be retained to soften the appearance. The application form claims there are no trees on the site, yet the site layout and D&A images contradict this. A landscape plan is required that shows the trees retained.
- There is insufficient parking provided on the development with 15 two-bedroom flats and seven one-bedroom flats. This development could require 37 car spaces. There is no capacity for additional street parking near this busy junction of North Parade, Wimblehurst Road and Hurst Road with its traffic congestion during early mornings and late afternoons.

Overall, the proposed planning application DC/20/0614 should be rejected.

Yours sincerely,

Ron Bates on behalf of the Horsham Society.

