

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 February 2026 11:35:58 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0084
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/02/2026 11:35 AM.

Application Summary

Address: Barnards Nursery Rock Road Washington West Sussex

Proposal: Permission in Principle for the demolition of existing structures/buildings and erection of 1 no. dwelling.

Case Officer: Daniel Holmes

[Click for further information](#)

Customer Details

Address: Newlands Rock Road Washington

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I am writing to formally object to planning application DC/26/0084, concerning the proposed development adjacent to our property.
1. Loss of Privacy and Residential Amenity
The proposed scheme will result in significant overlooking of our garden and living areas. The elevated positioning and proximity of

the new dwellings would directly compromise our family's right to privacy and enjoyment of our home.

This is contrary to Policy 32 (The Quality of New Development) of the Horsham District Planning Framework (HDPF), which seeks to ensure that new development should respect the amenities of adjoining occupiers and avoid harmful overlooking, overshadowing, or overbearing impacts.

2. Noise, Dust, and General Disturbance

During the earlier phases of construction, the noise from heavy machinery, deliveries, and early morning operations has been excessive and intrusive. If permission is granted for additional dwelling, this disturbance will be prolonged for many more months, further affecting residential amenity in breach of HDPF Policy 24 (Environmental Protection), which aims to reduce noise and air pollution impacts on existing communities.

3. Environmental and Air Quality Concerns

The burning of materials and generation of dust during site activity has already caused nuisance to surrounding properties. This raises concerns about compliance with Policy 24 and the Council's Air Quality Action Plan, which prioritises minimising emissions and dust from development activities.

4. Overdevelopment and Character of the Area

The density and scale of the proposal appear excessive for the size of the plot and out of keeping with the established pattern of development in the area. It conflicts with HDPF Policy 25 (The Natural Environment and Landscape Character), which requires new development to protect and enhance local character and distinctiveness.

5. Loss of Daylight and Outlook

The proposed layout would result in a noticeable reduction of daylight to neighbouring gardens and windows. The scheme fails to meet the principles outlined in the BRE Guidance on Site Layout Planning for Daylight and Sunlight (2022), which expects new buildings to avoid material losses of light or an overbearing sense of enclosure.

Conclusion

This development would have a detrimental impact on neighbouring amenity, local character, and environmental quality. It does not accord with the Horsham District Planning Framework or with national policy objectives in the NPPF (Paragraphs 130 and 185) relating to good design and protection of residential amenity.

For these reasons, I respectfully request that the Council refuses planning permission for this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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