
From: [REDACTED]
Sent: 11 December 2025 18:31
To: Planning
Subject: Objection to Planning Application Reference: DC/25/1899

Categories: Comments Received

Dear Ms. Hannah Darley,

I wish to register my strong objection to the above application for the construction of a bungalow on the small area of land in front of 14 Rowlands Road. My concerns are outlined below under the relevant planning considerations.

1. Loss of Light and Overshadowing

The position and proximity of the proposed property would significantly reduce the daylight reaching my front rooms. This would negatively impact the living conditions within my home.

2. Inadequate Privacy Distances

The development would bring new windows and activity far too close to surrounding homes. The lack of separation would result in direct overlooking and a clear loss of privacy for current residents.

3. Plot Size and Overdevelopment

The plot of land is very limited in scale and is not suitable for a separate dwelling. Building on it would amount to overdevelopment and would appear out of keeping with the existing housing in the area.

4. Insufficient Parking and Practical Access Issues

Parking pressures in the locality are already high.

- The plot cannot accommodate safe off-street parking. As mentioned in the WSCC Highways Consultation letter, I quote *'Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide at least two car parking spaces.'* This is itself impossible to achieve.
- There is no practical way for construction vehicles, refuse lorries or service vans to reach the site without blocking pedestrian routes or creating dangerous situations.

5. Impact on Children's Safety and Existing Recreational Use

The open strip of land currently provides a clear line of sight between nearby homes and the park.

- Children in the area, including my own, regularly use this space for play and socialising with other children while remaining visible to parents and carers. Children from surrounding streets are also in regular attendance. This creates and encourages a safe environment for a warm and healthy local community spirit for years to come.
- Erecting a bungalow on this small plot would remove that open supervision and introduce a physical barrier, raising genuine safety concerns and disrupting well-established community use of the space.

6. Harm to the Character and Openness of the Location

This land forms part of the open setting of the park and contributes to the feeling of space within the neighbourhood. Developing it would diminish this openness and detract from the area's character.

7. Absence of Safe Vehicular Access

There is no proper vehicular access to this plot.

- Any attempt to reach it would involve vehicles crossing an area used heavily by pedestrians entering and exiting the adjacent park.
- This space is frequently used by children, families and dog walkers, and introducing vehicle movements would pose an unacceptable safety risk.
- Emergency services, delivery vehicles and routine access would be severely compromised.

8. Concerns Relating to Drainage and Surface Water

Replacing grass with hard surfaces risks increasing surface water runoff. This may worsen drainage problems in nearby properties, park pathways and also the park area owned by the council.

For the reasons set out above, I ask that the Council reject this application.

Kind Regards,

[REDACTED]

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Horsham,
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