
From: [REDACTED]
Sent: 11 December 2025 11:42
To: Planning
Subject: DC/25/1899 fao: Hannah Darley

Categories: Comments Received

Re: Planning Application DC/25/1899 – Proposed bungalow

Dear Sir/Madam

I am writing to strongly object to the above planning application for the construction of a three bedroom bungalow on the small parcel of land directly in front of my property at 14 Rowlands Road.

The plot is extremely small and the proposed development would result in a cramped and overdeveloped appearance that is inconsistent with the established layout and character of the surrounding area.

Due to the close proximity of the proposed dwelling to my property, the development would cause a material loss of natural light to my front-facing rooms. This constitutes a significant loss of residential amenity.

The positioning of the bungalow directly facing my property would lead to direct overlooking, resulting in a substantial loss of privacy for both myself and future occupants. The separation distance is insufficient to mitigate this.

The site had no formal vehicular access. It is located immediately adjacent to a public park and can only be reached by crossing pedestrian areas. There is no established road, driveway, or safe access route to serve a residential dwelling. Any attempt to create access would require vehicles to pass through an area heavily used by children, families, and dog walkers, presenting a significant safety hazard. Emergency vehicles, delivery vans and routine access would be severely constrained.

Parking provision in the area is already very limited with all spaces taken and cars having to park up on the pavement. The plot cannot safely accommodate off street parking. There is no space for lorries, construction vehicles, delivery vans or refuse vehicles to access or manoeuvre at or near the site without obstruction. Any such vehicles would be forced into pedestrian areas, creating further safety risks and likely damaging park infrastructure.

The land currently forms an important open buffer between residential properties and the adjacent park. Developing this small parcel would erode the openness of the area and harm its established character, which is defined by green space and separation between dwellings and the park boundary. Local residents children regularly play on this open space and they do so with the reassurance that parents can easily supervise them from nearby properties. Introducing a bungalow on this small plot would remove this open supervision line and create a physical barrier between families and the area where children play. This raises legitimate safety concerns and would diminish the established community use of this space.

Replacing permeable grassland with built form and hardstanding may increase surface water runoff and contribute to drainage issues affecting nearby properties and park pathways.

For the reasons outlined above, I respectfully request that the council refuse this application.

Yours faithfully

[REDACTED]

14 Rowland Road, Horsham, RH12 4LH

Sent from my iPhone