

From: Planning@horsham.gov.uk
Sent: 12 December 2025 07:28
To: Planning
Subject: Comments for Planning Application DC/25/1909

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Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/12/2025 7:28 AM.

Application Summary

Address:	Land Adjoining Nos 2 and 3 Townhouse Cottages Coolham Road Thakeham Pulborough West Sussex RH20 3EW
Proposal:	Demolition of existing storage unit and erection of 2no. detached dwellings, associated private gardens, parking and landscaping.
Case Officer:	Hannah Darley

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Customer Details

Address: (The Annexe)2 Townhouse Cottages Coolham Rd, Thakeham Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Subject: Formal Objection to Planning Application DC/25/1909 - Proposed Construction of Two New Dwellings Adjacent to 2 Townhouse Cottages</p> <p>Dear Hannah Darley or to whom it may concern,</p> <p>I am writing to register my strong objection to the proposed construction of two houses on the land adjoining my property at 2 Townhouse Cottages. I respectfully ask that the Planning Committee take the following serious concerns into account when reviewing this application.</p>

[REDACTED]

2. Destruction of Protected and Established Wildlife Habitat

The proposed build site is home to a rich and established ecosystem, including:

- Bats
- Newts
- Slow-worms
- Hedgehogs
- A wide range of garden birds

Many of these species are protected under UK wildlife legislation, and disturbing or destroying their habitat is not only environmentally damaging but may also be unlawful without proper surveys, mitigation, and licences.

The plans, as submitted, fail to demonstrate how this wildlife will be protected, relocated, or safeguarded. The land forms a vital part of the local biodiversity network, and its destruction would be detrimental to the natural environment.

3. Significant Loss of Privacy

The proposed houses would be built in very close proximity to my property, creating an unacceptable loss of privacy. Windows, gardens, and living spaces would be directly overlooked, fundamentally altering the character and enjoyment of my home.

Privacy is a core planning consideration, and the current proposal fails to respect the amenity and rights of neighbouring residents.

4. Increased Traffic on an Already Over-Subscribed Lane

The lane serving our properties is already overused. Adding construction traffic, and eventually multiple additional households with their vehicles, will:

- Increase congestion
- Heighten risks for pedestrians
- Create safety hazards

5. Devaluation of My Property

The development will directly devalue my home due to loss of privacy, increased noise, heavier traffic, and the erosion of the rural and peaceful character of the area. While property values are not typically the main basis of planning decisions, the significant impact on the amenity and character of my home must be taken into account.

6. Ruination of the View and Character of My Property

The proposed houses would completely change the aspect, view, and open feel currently enjoyed at my property. This land provides essential openness and natural beauty, which will be lost to dense and intrusive development. The peaceful rural atmosphere will be replaced by built structures dominating the outlook from my home.

7. Overdevelopment of the Site

Constructing two dwellings on this particular plot constitutes overdevelopment. The scale, density, and proximity of the buildings are inappropriate for the size and nature of the land.

8. Insufficient Public Need and No Demonstrable Community Benefit

The proposal offers no meaningful benefit to the local community and fails to demonstrate a genuine need that would outweigh the negative impacts on residents, wildlife, and the local environment.

Conclusion

For all the reasons outlined above-significant [REDACTED], destruction of protected wildlife, loss of privacy, environmental harm, increased traffic, devaluation of property, and ruination of

the local character-I urge the Planning Committee to reject this application in full.
I trust that the Council will give thorough consideration to the severe and far-reaching impacts of this proposal.
Thank you for your time and attention.
Yours faithfully,

[REDACTED]
2 Townhouse Cottages
Coolham Road, Thakeham
West Sussex
RH20 3EW
[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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