

Sent: 13 October 2025 13:13
To: Planning
Subject: OBJECTION TO PLANNING APPLICATION AT 7A LITTLEHAVEN LANE, ROFFEY, HORSHAM RH12 4JF DC/25/1594

Categories: Comments Received

OBJECTION TO PLANNING APPLICATION AT 7A LITTLEHAVEN LANE, ROFFEY, HORSHAM RH12 4JF Ref. DC/25/1594

To: Development Management, Horsham District Council

1. Introduction and Context

I am the owner and resident of a property directly behind the site, number **97 Crawley Road**, with my garden backing onto the boundary shared with **7A Littlehaven Lane**.

I have lived here for over three years and am therefore very familiar with the activity and character of this location.

During this time, I have experienced **frequent and loud noise from the existing commercial operations** at 7A — including machinery, vehicle movements, and materials handling — all of which are clearly audible within my home and garden.

The current proposal to introduce a **residential flat above** this active commercial premises will not only intensify the use of the site but also **severely harm the amenity, privacy, and outlook** for surrounding residents, including myself.

2. Summary of the Proposal

The application proposes to:

- Add a **new first floor** above the existing single-storey commercial building, creating a residential dwelling.
- Create a **small “garden area”** to the south side of the building (facing my property).
- Retain the commercial use at ground level.

While the applicant describes the change as a modest “2m roof increase,” it in fact constitutes a **full additional storey**, fundamentally altering the scale and appearance of the building and its relationship to surrounding residential gardens.

3. Overbearing Scale, Visual Dominance and Loss of Outlook

Although my garden is **north-facing**, and therefore does not receive direct sunlight from the proposed building’s direction, the development would still have a **severe and unacceptable overbearing impact** on my home.

The claimed “2m roof increase” dramatically understates the effect — the proposal effectively **doubles the height** of the current building, turning a single-storey workshop into a **two-storey block** on a **tight backland plot** directly adjoining residential gardens.

From my property, this will result in:

- A **solid, two-storey wall of brickwork** running the full width of my rear boundary.
- The **loss of any open outlook** or sense of space from my house and garden.
- **Visual domination** of the view from my upper and lower windows.

- A **heavy, enclosing mass** looming over the end of my garden and seating area, replacing sky with solid structure.

This impact goes far beyond what is reasonable in a small-scale residential context.

The proposal is **wholly out of proportion to the setting** and will cause a **serious sense of enclosure and visual harm** to neighbouring properties, contrary to **HDPF Policies 32 and 33**, which require developments to respect local scale, massing, and character.

4. Misrepresentation of the “New Garden Area”

The Design Statement refers to the creation of a “newly formed garden area” to provide amenity for the new residents.

This description is **misleading and unrealistic**.

The area in question sits **directly in front of the south elevation** (the elevation facing my property), and it:

- Is **tiny and enclosed**, bordered by my boundary fence and sheds on one side, and by the building’s **commercial workshop windows** on the other.
- Receives **very limited light** due to surrounding height and orientation.
- Will be subject to **constant noise and disturbance** from the retained commercial use.

This space cannot serve as a meaningful or pleasant garden for future residents.

It fails to meet **basic amenity space standards**, particularly for a dwelling of around 200m², and cannot reasonably be considered an improvement to “quality of life” as claimed in the supporting documents.

This represents clear **overdevelopment**, in conflict with **HDPF Policy 33(2)**.

5. Noise and Privacy Conflicts

As a nearby resident, I can confirm that the existing ground-floor commercial activity already generates regular **noise and vibration**, including the movement of heavy materials and loading operations.

Introducing a residential dwelling above this active workspace is inherently incompatible.

It will create ongoing **conflict between uses**, with future residents exposed to unacceptable noise levels, and neighbouring residents subjected to increased intensity of occupation and vehicle movements.

In addition:

- The **side (south) elevation**, which includes new windows and a door, **directly faces my garden**.
- This design introduces **direct overlooking** into my outdoor space, eliminating any privacy.
- The proposed “garden” will also be **overlooked by workshop windows**, offering no privacy to future occupants either.

In short, this arrangement will harm both **existing and new residents**, contrary to **HDPF Policy 33(3)**, which requires developments to ensure acceptable living environments for all occupiers.

6. Wider Neighbour Impact

The negative effects are not limited to my property alone.

The increased height and mass will also:

- **Dominates the outlook** from properties in **Innes Road**, reducing sky visibility.
- Affect **Perth Way** residents through increased visual bulk and potential oblique overlooking.
- Alter the **street scene of Littlehaven Lane**, replacing a low, unobtrusive structure with a bulky, two-storey mixed-use building out of keeping with the area’s domestic character.

This cumulative impact would be visually intrusive and disproportionate to the surrounding built form.

7. Parking, Access and Safety

The plan suggests “2 residential” and “4 commercial” parking bays, but the site layout is already constrained and cluttered.

In practice, it is unlikely that both uses could operate safely and independently.

Increased vehicular activity will lead to:

- **Noise, congestion and safety risks** from shared access.
- **Conflicts between commercial and residential users.**
- **Loss of privacy and tranquillity** for surrounding gardens.

This fails to demonstrate compliance with **HDPF Policy 40**, which requires safe, practical and sustainable transport arrangements.

8. Visual Character and Design Quality

The proposal is out of keeping with the scale, roofline, and proportions of surrounding homes.

By extending vertically, it introduces a **boxy and visually intrusive form**, disrupting the established pattern of low outbuildings and open gardens.

This erodes the local character, contrary to **HDPF Policy 32 (High Quality Design and Place Making)**.

9. Summary and Conclusion

This proposal represents **inappropriate intensification and overdevelopment** of a small, constrained backland site.

It would:

- Create a **dominant, overbearing structure** that overwhelms surrounding gardens.
- Introduce **noise, privacy and usability conflicts** between commercial and residential uses.
- Present a **misleading “garden” space** that offers no real amenity value.
- Cause **visual harm and loss of outlook** for existing neighbours.

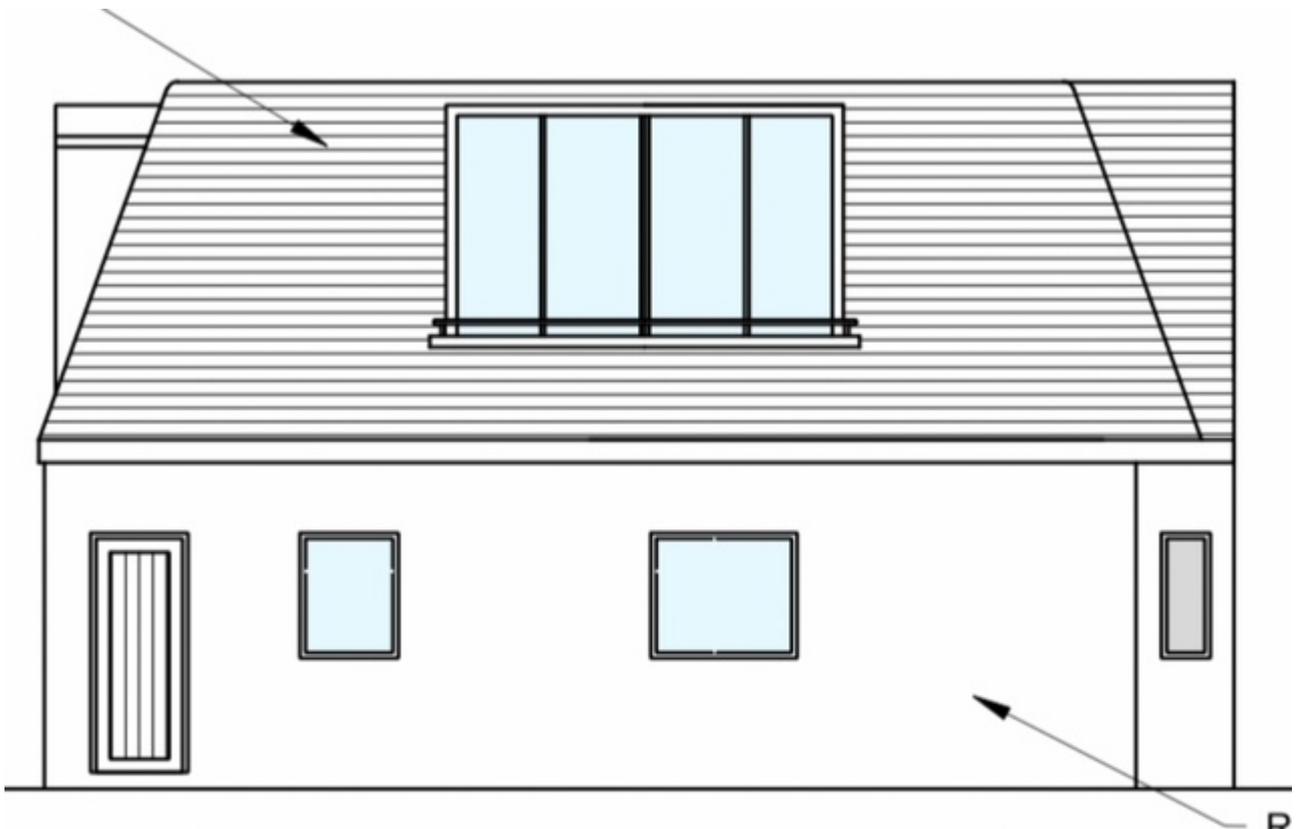
The development fails to meet **HDPF Policies 32, 33 and 40** and **NPPF paragraph 130(f)**, and should therefore be **refused**.

Attached evidence: 









Side South Elevation

R
E



- Photographs from ground and upper floors showing the current building height and relationship to surrounding properties.
- Elevation drawings highlighting the “Side South Elevation” (facing my property) and its direct impact.

[REDACTED]
97 Crawley Road
Horsham
RH12 4DS
12/10/2025