

[REDACTED]  
Downlands, Bracken Lane  
Storrington  
Pulborough  
West Sussex  
RH20 3HR  
[REDACTED]

5 December 2025

Horsham District Council  
Head of Development  
Albery House,  
Springfield House,  
Horsham  
West Sussex  
RH12 2GB

**FAO: Jacques Burrows**

Dear Sir/Madam,

**Your reference: DC/25/1813**

**Erection of triple bay garage to front of dwelling.  
Spring View, Bracken Lane. Storrington, West Sussex.**

I refer to your letter dated 20th November 2025 regarding the above planning application.

## Comments on the Revised Proposals

Following a thorough review of the revised proposals and the associated documentation, I wish to offer a number of observations and concerns regarding the application. In assessing the proposed erection of the triple bay garage at Spring View, Bracken Lane, I have carefully considered the details provided in the current submission, including any amendments from previously approved plans. I believe it is important to highlight the specific areas where the revised proposals may impact the surrounding properties and local environment, as well as to clarify any points of contention or misunderstanding evident in the application materials.

It is imperative that the observations and concerns outlined above are fully considered within the context of the planning process. Careful attention should be paid to the potential impacts identified, particularly in relation to the effect on neighbouring properties, the local environment, and the overall character of the area. Taking these points into account will ensure that any decisions made regarding the revised proposals for the erection of the triple bay garage at Spring View, Bracken Lane, are informed, balanced, and reflective of the interests of both immediate residents and the wider community.

## Existing Approved Proposal (DC/25/0056)

This related to provision of triple bay garage and **storage** provision above and took on board the requirement to reduce the height of the pitched roof and removal of the 2 No Dormers, with screen hedging towards Bracken Lane.

I raised comments on all of these issues at the time and also pointed out that the screen hedging to the rear of the proposed garage which effected my property is located in the garden of Little Tregullas, which is directly opposite my property and adjacent to Spring View. If the property owners at Little Tregullas decide to remove or significantly cut back the existing hedging, which is within their rights, this action would result in a direct line of sight from our home to the proposed garage. Consequently, areas within our property would directly overlook the new structure, altering the current level of privacy that the hedging provides.

## Alterations to previously approved application (DC/25/0056)

I do not agree with the proposed alteration to planning application DC/25/0056 submitted for Spring View.

The previously approved planning application made provision for a three-bay garage with storage space above. However, I have concerns regarding the transparency of the original intentions behind this proposal. It appeared at the time that the stated purpose of storage above the garage may have been somewhat misleading. Based on the details presented, I suspect that the true intention was to incorporate office accommodation within this upper area, but that this was not made explicit in the submitted application documentation. This lack of clarity is significant, as it may have affected both the assessment of the application and the understanding of how the space would ultimately be utilised.

The comparison with the approved applications for Fairbanks under applications DC/24/1082 and DC/25/0470 is misleading and not appropriate. It is important to note that there is minimal, if any, similarity between Fairbanks and Spring View. Furthermore, the characteristics of Bracken Lane differ considerably from those found along this section of Hampers Lane. The two locations present distinct settings, and any direct comparison between them should be approached with caution due to these significant differences.

Fairbanks is a small 3-bedroom bungalow on a substantially smaller plot. The new garage office is located immediately next to Hampers Lane. The property is not overlooked by any properties from Hampers Lane as there is woodland directly opposite to the other side of the Lane. There are existing mature hedging and trees which negate any intrusion to the adjacent properties on both sides. In addition, the 2-bay garage is substantially smaller, located in front of and at a higher level than the existing property.

It is commonplace for residents along Bracken Lane, me included, to make use of home office or study spaces. This practice is generally acceptable provided it is undertaken with appropriate sensitivity towards neighbouring households. To ensure minimal impact on others, such provisions are ideally incorporated within the main dwelling or positioned at the rear of the

property. By doing so, residents can meet their personal or professional needs without infringing upon the privacy or amenity of their neighbours.

Upon inspecting the ongoing construction works at Fairbanks, it is evident that the details outlined in the drawings are being adhered to, specifically with regard to the ridge height of the garage and office building. The design incorporates a section of flat roof that replaces the traditional apex, resulting in a reduced overall ridge height for the structure. This modification ensures that the building remains in keeping with the approved plans and minimises its visual impact within the surrounding area.

Implementing this arrangement at Spring View would ensure that the height of the garage building remains consistent with what was previously approved. Additionally, this approach would exclude the inclusion of dormer windows, aligning with the conditions set out in the original planning consent. By maintaining these elements as specified, the development would adhere to previously agreed standards and respect the previously established planning guidelines for the property.

## Other considerations

The works at Spring View have now been ongoing for some 2 years during which time residents have had to suffer inconsiderable disruption, very often extensive 7-day working, noise and heavy vehicular traffic on the lane. Part of the planning consideration should take this into account and ensure that any further work avoids this happening.

It is essential to highlight that Bracken Lane is designated as a residential area. As such, activities undertaken within this environment must align with its residential nature. The applicant should be reminded that the conduct of commercial operations is not permitted within Bracken Lane. This preserves the amenity and character of the neighbourhood, ensuring that the tranquillity, natural environment and residential qualities of the area are maintained for all residents.

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