

[REDACTED]

Sent: 08 December 2025 12:21
To: Planning
Subject: [REDACTED] 10 Rowlands Road Horsham West Sussex RH12 4LH 8 December 2025
Reference DC/25/1899

Categories: Comments Received

Dear Ms. Hannah Darley,

I am writing to object to the above planning application for the construction of a bungalow on land adjacent to houses 9-20 Rowlands Road.

I am an [REDACTED] resident living adjacent to the proposed development site, and I have serious concerns regarding the significant and demonstrable impacts this proposal would have on residents, public safety, and the character and amenity of the surrounding area.

There is no direct vehicular access to the proposed site, which is enclosed on three sides by footpaths. Any construction vehicles would therefore be required to access the site by driving across the playing field owned by North Horsham Parish Council, located opposite Amberley Close Children's Playground and near a field with football goalposts. This area is heavily used on a daily basis by dog walkers, children, the general public, and local residents, [REDACTED]

The introduction of heavy construction vehicles, machinery, and materials into this area would create a serious and unacceptable risk to public safety, especially for young children, elderly residents [REDACTED] and other vulnerable users of the space. This raises significant concerns about the safety of residents and visitors during the construction period.

Parking on Rowlands Road is extremely limited. Many households own more than one vehicle, and although some properties have garages, these are too narrow to accommodate modern vehicles. As a result, residents are frequently forced to park on the road and partially on pavements, which already causes access difficulties.

There is no capacity to safely accommodate either construction traffic or the additional vehicle(s) associated with a new dwelling without causing dangerous and unsustainable obstruction. During construction, this would severely restrict access for residents, emergency vehicles, and service vehicles, which is a serious safety concern. Once the bungalow is occupied, the permanent increase in parking demand would further worsen congestion and safety conditions in the long term.

[REDACTED]

The proposed development would significantly increase the difficulty and risk of moving safely around the area during construction and thereafter, due to restricted parking, pavement obstruction, and vehicle movements. This would be most detrimental to elderly residents and those with limited mobility.

The proposed bungalow would be positioned very close to existing houses and would reduce natural light and obstruct outlook for nearby homes. This would particularly affect elderly residents, [REDACTED] who spend a lot of time at home and rely on natural light for comfort and wellbeing. This would also

create a cramped and overdeveloped appearance, reducing the open, spacious character currently enjoyed by residents and impacting the overall amenity of the area.

The application proposes a low wall and hedging around the boundary, which runs directly alongside all three surrounding footpaths. If the boundary hedge remains low, direct overlooking would occur between the new dwelling and neighbouring homes, causing a serious loss of privacy. If, alternatively, the boundary is constructed higher than stated, this would further worsen the loss of light and outlook to nearby properties, particularly houses 13-16. Either scenario results in harm to neighbouring residents' privacy and amenity.

Due to the extremely close proximity of surrounding homes, the construction phase would generate excessive noise, dust, vibration, and general disruption. This would be very difficult for elderly residents, young children and babies, and those with health concerns. Any construction working hours would therefore cause unacceptable disturbance to residents' daily lives.

Drains are located beneath the footpaths surrounding the site. Heavy construction vehicles would risk damaging this infrastructure, creating further safety and flooding risks. Any excavation work for drainage or services would also create significant hazards, including trip risks and obstruction of public footpaths.

Approval of this development would also set an undesirable precedent for further encroachment onto limited green space in the area.

I am also concerned that this site may fall within a water neutrality zone, where new residential development is subject to significant restriction. This must be fully assessed before any approval is considered.

In addition, the information submitted in support of this application does not appear to accurately reflect the real conditions on the ground, particularly in relation to access, parking capacity, and the ability of the surrounding area to accommodate additional demand. This raises serious doubt as to whether the true impacts of the development have been properly or robustly assessed.

For all of the reasons outlined above, I respectfully request that this planning application be refused on the grounds of safety, residential amenity, and unsustainable site constraints.

I would also strongly urge that a planning officer conducts a site visit and meets with residents as a matter of urgency to fully appreciate the severe practical, safety, and amenity issues faced by residents.

Yours sincerely,

[REDACTED]