

25 Coleridge Close  
Horsham  
West Sussex  
RH12 5PB

8 December 2025

**Planning Application Reference: DC/25/1899**

Dear Ms. Hannah Darley,

I am writing to object to planning application DC/25/1899 for the proposed development of a bungalow on land adjacent to houses 9–20 Rowlands Road.

I am the daughter of [REDACTED] resident who lives directly adjacent to the proposed site, and this is also my family home where I previously lived. I continue to visit on a weekly basis and spend significant time in and around the property. I therefore know the area well and have witnessed first-hand the parking situation, the restricted access, and the challenges faced by residents in the immediate vicinity.

I am very concerned about the impact this development would have on residents and visitors, especially the elderly and children.

**1. Construction access and safety**

Access to the site is extremely limited. Safe access and egress during construction is a legal requirement under UK health and safety legislation. Given the site's layout, it is unclear how this could be achieved without creating hazards for residents and visitors. The concentration of vehicles, machinery, and materials in this space would create significant safety risks, especially for children, elderly residents, and other vulnerable adults.

It is difficult to see how construction vehicles, deliveries, or machinery could safely enter and exit the site without causing serious disruption or danger to pedestrians, as the layout of the area does not appear suitable for this scale of work. Any construction vehicles would be required to access the site by crossing the public playing field from Rowlands Road, owned by North Horsham Parish Council and heavily used on a daily basis by children, dog walkers, and local residents.

**2. Drainage and underground infrastructure**

Drains run beneath the footpaths surrounding the site. The use of heavy construction vehicles in such close proximity presents a real risk of damage to this infrastructure, which could lead to flooding, surface collapse, or service disruption. Any excavation

work for drainage or utility connections would also create additional hazards, including trip risks, obstruction of footpaths, and reduced safe access for residents and the general public. These risks are of particular concern given the number of children, elderly residents, and people with mobility impairments living immediately beside the proposed site.

### **3. Insufficient parking for construction and future use**

Rowlands Road already experiences significant parking pressure, and there is no practical or safe location for construction vehicles to park or manoeuvre without obstructing access for residents who already rely on the limited parking available. This would directly affect residents' ability to reach their homes safely.

During my regular visits, it is often difficult even for residents to park nearby, and it is unclear where large construction vehicles would be positioned without blocking access for those who live there. This could also impede access for emergency vehicles such as ambulances, which is a serious concern.

Once construction is completed, a new dwelling would add further permanent parking demand to a location where parking is already stretched to capacity. This would create long-term strain for residents who depend on being able to park close to their homes.

I am also concerned that the application appears to significantly underestimate the existing parking pressures in Rowlands Road. Any suggestion that additional parking demand could be comfortably accommodated on surrounding streets does not reflect the daily reality experienced by residents and visitors. On most days, available parking is already fully saturated, with residents frequently having to park partially on footpaths to accommodate their vehicles. This demonstrates that the area does not have the spare capacity to absorb either construction parking or the long-term parking needs of an additional dwelling.

### **4. Impact on elderly and vulnerable residents**

The residents directly affected include elderly people who rely on safe and convenient access to their homes. The development, particularly during construction, would make it harder for them to move safely around the area and access their homes.



This raises serious accessibility concerns, and their needs should be carefully considered when assessing the suitability of the development. It is essential that the

planning process gives proper weight to the need to protect vulnerable residents' wellbeing and their safe access to their homes, both during construction and once the development is occupied.

### **5. Loss of light, overshadowing, and impact on privacy**

The proposed bungalow would be positioned very close to existing houses and could cause overshadowing, reduce natural light, and obstruct outlook for neighbouring properties.

Furthermore, if the hedge along the boundary is low, the windows of the new house would face directly towards neighbouring windows, resulting in a loss of privacy for those residents. However, if the hedge is built higher than outlined in the planning documents, this would further exacerbate the reduction in light and outlook, making the situation significantly worse for neighbouring properties.

### **6. Partial loss of green space and amenity**

The proposal would remove part of the green space directly opposite the existing houses. This area currently provides valuable informal green space that is regularly used by children and families for play and recreation and contributes significantly to the open character and residential amenity of the surrounding homes.

Losing this portion of green space would reduce the immediate amenity for the residents who use it most and would change the open feel that currently benefits the properties facing it. The construction activity itself would also introduce additional safety risks for residents and the general public through increased vehicle movements and the close proximity of heavy machinery to homes and pedestrian routes.

### **7. Cramped and overdeveloped appearance**

The proposed bungalow would occupy a plot very close to existing homes, creating a cramped and overdeveloped appearance compared to the existing open frontage. The proposal would significantly reduce the sense of space and amenity for neighbouring properties and would be out of keeping with the current character of the area.

For all of the reasons outlined above, including restricted access, insufficient parking, safety concerns, disproportionate impact on elderly and vulnerable residents, loss of part of a frequently used green space, loss of light and privacy, and a cramped, overdeveloped appearance, I respectfully request that this planning application be refused.

I do not consider this site to be suitable for residential development given the significant and cumulative constraints and impacts identified above. Approving this proposal would place an unreasonable and disproportionate burden on the residents who live closest to the site.

Thank you for considering my objection.

Yours sincerely,

[REDACTED]