

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 December 2025 22:30:34 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1972
Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/12/2025 10:30 PM.

Application Summary

Address:	4 Dereham Way Horsham West Sussex RH12 1GQ
Proposal:	Erection of a rear garden building to be used as a home office. (Part Retrospective).
Case Officer:	Marie Riggs

[Click for further information](#)

Customer Details

Address:	79 The Boulevard Horsham
----------	--------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>The rear garden home office structure has been erected without the required approvals and is in breach of the Berkeley Homes and Highwood Management covenant agreement that all residents agree to upon purchase of their property.</p> <p>Specifically, the development is in clear violation of Section 13 of the Third Schedule of the covenant, as the structure exceeds the</p>

permitted maximum height of 2.1 metres.

In addition to this breach, the structure is not consistent with the established design standards or overall aesthetic of the development. Given the tight spacing of properties, it is extremely overbearing and claustrophobic to neighbouring homes that overlook or surround it and has a significant negative visual impact.

Furthermore, the structure has been constructed in very close proximity to neighbouring boundary fencing, which exacerbates its overbearing nature and raises further concerns regarding compliance with the covenant, fire hazard risk and the character of the development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton