

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 December 2025 17:18:36 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1899
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 08/12/2025 5:18 PM.

Application Summary

Address:	Land To The South of Amberley Close Playing Fields Rowlands Road Horsham West Sussex RH12 4LH
Proposal:	Erection of 1no single-storey detached self-build / custom-build dwelling with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	16 Rowlands Road Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	My family and I are very concerned about how this proposal would affect the character, appearance and safety of our local homes. Firstly, we feel that the proposed building meets the criteria of being overbearing, not just to my home but for all homes between 11 - 20 Rowlands Road (10 homes in total). You will see that the boundary wall and hedge would be approximately half a meter

from the boundary of our homes. I also feel it is important to note that the proposed property would be placed at the front of all our homes, quite a different experience to a new build being behind or next to an existing home. To illustrate my point I draw your attention to the fact that front facing changes to existing homes in the UK are far more likely to require planning permission and rightly so, because changes to the front affects the whole street. Under the above suggested plan, the homes 11 - 20 Rowlands Road would now have their front doors facing into alley ways- this surely meets the criteria of being overbearing. This is also not in keeping with the character of the area and completely changes the appearance of our section of Rowlands Road. I am also very concerned about the safety of creating a series of 3 long alleyways; dark, quiet spaces often attract crime and add an unacceptable level of risk to local people, particularly women and young girls.

Secondly, the loss of green space is another issue of this proposal. The Horsham Greenspaces Strategy sets out its aim for 2024-2029 as: "To ensure that Horsham District Council's Greenspaces are protected for future generations and managed to provide good quality public greenspace for amenity and leisure use, as well as maximising its value for biodiversity, nature recovery, climate mitigation and adaptation." How can reducing the size of one of our green spaces be in line with this strategy? Our field is an important local amenity, it is very well used by local families, dog walkers and we are lucky enough to have 3 families with children in the homes of 11 - 20 Rowland Road whose children play together in this space. There are also some other families with younger children who would no doubt be coming out to join them in the next few years. Some of the older residents have even commented on what a joy it is to see a new generation of children using the field, this amenity would be lost with the proposed building plan. The Horsham Greenspaces Strategy also cites the importance of community wellbeing as a reason for its creation- How can the building of one home that reduces the quality of amenity for 10 homes directly and the local community as a whole be an acceptable idea?

Thirdly we are concerned that the act of building this one property will affect the access to amenities for all on Rowlands Road- loss of parking will be a massive issue, as will the presence of trucks and building materials in a small dead end street like ours. The plot in question is only accessible via two small pathways and across the field. How will the trucks and building materials access the site? We assume they will be going across the field causing more damage, this access should surely be reserved for emergency services only

And finally, on the subject of emergency services, how would a fire engine access the existing properties with this new property now blocking any front access?

Hopefully you will find, as we have, that this one home cannot reduce the quality of amenity access of 10 other homes and will refuse to give it planning permission.

Thank you for taking the time to read this.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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