

**From:** Planning@horsham.gov.uk  
**Sent:** 13 December 2025 09:43  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1909

**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 13/12/2025 9:42 AM.

### Application Summary

Address:	Land Adjoining Nos 2 and 3 Townhouse Cottages Coolham Road Thakeham Pulborough West Sussex RH20 3EW
Proposal:	Demolition of existing storage unit and erection of 2no. detached dwellings, associated private gardens, parking and landscaping.
Case Officer:	Hannah Darley

[Click for further information](#)

### Customer Details

Address: 2 Townhouse Cottages Coolham Rd, Thakeham Pulborough

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>Formal Objection to Planning Application [DC/25/1909] [REDACTED] @ 2 Townhouse Cottages, Coolham Rd, Thakeham, Pulborough, W.Sussex, RH20 3EW [REDACTED] The Planning Department Horsham District Council. Subject: STRONG OBJECTION to Planning Application DC/25/1909 - Erection of Two Dwellings on land adjoining 2 &amp; 3 Townhouse Cottages. Dear Hannah Darley or whom it may concern, I am writing to formally and strongly object to the above-referenced planning application. I have been a resident at 2 Townhouse Cottages for 17 years, and the proposed development</p>

is in extremely close proximity to my property, including a residential annex [REDACTED]. For the reasons detailed below, this application must be refused.

#### 1. Critical Impact on Health and Well-being

The health and well-being of the current residents must be considered a paramount material consideration.

[REDACTED]

#### 2. Destruction of Protected Wildlife Habitat

The proposed building site is a vital and established habitat for numerous species, many of which are protected. The plans show a clear disregard for local biodiversity.

- The area is home to a significant population of wildlife, including bats, great crested newts, slow worms, hedgehogs, and many garden bird species.

#### 3. Highways Safety and Increased Traffic Congestion

The access lane, is already heavily used and unsuitable for an increase in vehicle movements.

- The lane is already oversubscribed.

- The construction phase alone will introduce a high volume of heavy construction vehicles, increasing safety risks for pedestrians and existing residents and causing severe disruption.

- The subsequent increase from two new dwellings will place undue stress on the lane's structure, and further compromise local highway safety.

#### 4. Property Devaluation and Loss of Residential Amenity

The sheer proximity, scale, and nature of the proposed development will have a direct and negative financial impact on my property.

- The proposed houses are positioned so close that they will immediately and significantly devalue my property due to the irreparable loss of amenity, privacy, and aspect (as detailed below). This is a demonstrable financial detriment.

#### 5. Ruination of View, Aspect, and Privacy

The proposal will fundamentally ruin the visual amenity and private enjoyment of my home.

- Loss of Privacy: Due to the extremely close proximity of the proposed dwellings, there will be direct overlooking into my garden and potentially key windows of my property. This loss of privacy is completely unacceptable and will severely impact our right to peaceful enjoyment of our home.

- Ruination of View and Aspect: The construction will permanently block the established, pleasant view and open aspect currently enjoyed from my property. The new buildings will appear overbearing and incongruous with the existing street scene, dominating the local environment and creating a 'cramped' feel.

#### 6. Unsustainable Over-development (Cramping)

The proposed plan constitutes a severe example of 'cramming' or 'tandem development', which is contrary to good planning practice.

- Building two houses on a site that is clearly only suitable for one (or none, given the constraints) represents an unacceptable level of density. This will negatively affect the character and appearance of the area, setting a damaging precedent for future small-scale developments in the vicinity.

#### Conclusion

In conclusion, this application is fundamentally flawed. It fails to meet the basic tests of residential amenity, highway safety, and environmental protection.

The cumulative impact [REDACTED], the potential destruction of legally protected habitats, the safety risk from increased traffic, and the irreversible damage to the amenity and value of my home necessitates a refusal.

I respectfully request that the Planning Committee reject this application outright.

I look forward to confirmation that my strong objection has been registered.

Yours faithfully,

[REDACTED]

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



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