
Sent:

06 January 2026 09:38

To:

Planning; Marie.Riggs

Subject:

FAO: Marie Riggs - Planning Application DC/25/1972

Categories:

Comments Received

Dear Horsham District Council,

We are the owners of 4 Dereham Way and the applicants for Planning Application DC/25/1972.

We refer to the comments made by our rear neighbour at 79 The Boulevard, dated 31 December 2025. We set out the below responses to assist Horsham District Council ("HDC").

Our neighbour has raised an issue regarding a restrictive covenant. We understand HDC considers this to be an "Irrelevant" issue, in planning terms. However, for completeness we note that the covenant is time limited and includes express provision for the developer to approve any addition to the garden which is taller than 210cm. In this case the developer has requested that we apply for planning permission with HDC and we note that the developer has not filed an objection to the application.

Regarding the design and aesthetic of the office, we note that the office is designed and manufactured by Bakers Garden Buildings, an award-winning company based in West Sussex. The office is deliberately high spec so as to be fitting to the nature of the Berkleys development. We note that HDC has previously approved a garden office which is very similar in size and design and which is located in very close proximity to us on this estate (8 Mannox Mews, Horsham, RH12 1FW was granted in December 2023, under planning reference DC/23/1848).

Regarding the view that the office is overbearing and/or claustrophobic, we note that the office is only 30cm higher than the neighbours' own shed. In consideration of the neighbours, we planted established trees which are already 3 metres high and exceed the height of the neighbours' own shed and fence.

As to the proximity of the office to the neighbours' fence, we note that there is a 1 metre gap between the office and the fence. The trees which have been planted are designed to screen the office. In any event, the neighbours' own shed is also in that area and the office therefore does not change the character of the neighbour's garden.

Finally, we note that issues of fire risk have been raised without any explanation or evidence. The garden office is not a fire hazard and is constructed with suitable non-combustible materials. In any event, our understanding is that this is not a planning issue.

We trust that these responses assist HDC and we remain available should HDC have any further queries.

Yours faithfully,