

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 March 2026 17:27:22 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0141  
**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 02/03/2026 5:27 PM.

### Application Summary

Address:	30 West Street Horsham West Sussex RH12 1PB
Proposal:	Construction of first floor courtyard, installation of new windows and doors, associated external alterations, and rendering of the rear elevation.
Case Officer:	Sam Nye

[Click for further information](#)

### Customer Details

Address:	Flat 1, 29 West Street HORSHAM
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	To: Planning Department, Horsham District Council Reference: DC/24/2012 Subject: Formal Objection to Planning Application DC/24/2012

Dear Planning Officer,

I am writing as the resident of the adjacent property to formally lodge my strongest possible objection to the proposed development. This proposal represents the complete destruction of the residential amenity, privacy, and mental well-being afforded to me by my home. I urge the Council to refuse this application on the following grounds.

**Total Loss of Privacy and Overlooking:**

The nature of my flat is uniquely vulnerable. I have a window that looks directly from my terrace into my bathroom and internal staircase. The current proposal would allow for a complete and unobstructed line of sight from the new development into the most private areas of my home. As a young woman, the prospect of being watched while moving between my bathroom and bedroom is a violation of my personal security. The sanctity of the home is a material planning consideration, and this proposal replaces that privacy with a state of constant, forced surveillance.

**Unacceptable Boundary Treatment:**

The proposed wall is fundamentally inadequate. Our flat is not raised directly on the roof level, and the height differential means the proposed low wall provides zero mitigation against overlooking. For any semblance of privacy to be maintained, the boundary treatment must be at least 230cm in height. Anything less is a failure of design that ignores the topographical reality of the site and leaves my private living space entirely exposed to the neighbouring properties.

**Total Loss of Natural Light and Solar Access:**

The terrace is essential for both the environment and my health. This development will cast a permanent shadow over my terrace, resulting in a complete loss of sunlight. I have cultivated a garden on this terrace, and the loss of light will result in the death of my plants. Furthermore, I work from home full-time. My ability to step onto my terrace and experience direct sunlight is my primary coping mechanism for the stresses of my professional life. Sunlight is a proven regulator of mental health, and to be plunged into permanent shadow will have a catastrophic impact on my productivity and my spirit.

**Noise Pollution and Social Impact:**

The introduction of intensified use so close to my boundary will result in significantly higher noise levels. My home is my sanctuary, my office, and the heart of my relationship. The increased noise will bleed through my walls, disrupting my concentration during work hours and my ability to rest in the evenings. The cumulative impact of constant noise is a documented trigger for anxiety and mental fatigue.

**Impact on Residential Amenity and Mental Well-being:**

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The cumulative effect of these issues represents a fundamental erosion of my residential amenity. As a professional who works from home, my terrace is a vital recovery space. The loss of a private, sunlit outdoor area will have a direct, detrimental impact on my mental health by removing the only space I have to disconnect from work. The Council has a duty to ensure that new developments do not thrive at the direct expense of an existing resident's quality of life.

This application is overbearing and fails to meet the basic requirements for privacy and light. The proposed wall height is an insult to the reality of the building layout. I am pleading with the Council to recognize that this plan will render my home uninhabitable and my mental health untenable. This application must be rejected.

Yours faithfully,

Ksenia Pashkova and Steven Palmer  
Flat 1, 29 West Street  
Horsham  
RH12 1PB

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Kind regards

**Telephone:**

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



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