

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 September 2026 17:46:23 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1383
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 24/09/2026 5:46 PM.

Application Summary

Address:	Land To The North of Woodlawn High Street Partridge Green West Sussex
Proposal:	Outline Application for the erection of one detached dwelling, with some matters reserved except access and layout.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address: Tumblers High Street Partridge Green Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	As this proposal itself notes (see Section 3.1, for example), between 2004 and 2006 three previous planning applications have been made for this site. We note that it is now being described as 'land to the rear of Woodlawn' (Section 1.1), describing this as an 'under utilised parcel of land' (Section 1.2); previously it represented a significant section of Woodlawn's rear garden.

All three applications were refused, at least in part for an 'unacceptable impact on neighbouring residential amenity' (Section 3.3) and it is therefore inevitable that this latest proposal raises concerns. These concerns are exacerbated by the fact that the initial proposal is a Reserved Matters application, merely covering access and layout issues. This means that it is not possible, at present, to establish an informed assessment of any likely problems with the 'final appearance, scale and landscaping' issues. We note that such matters will be 'refined through a Reserved Matters application' (Section 1.3), to be submitted at a later date if this application is accepted. However, reserving them until later may, perhaps unintentionally, disguise any problems linked between, for instance, the layout, scale and outlook of the proposed building.

Given its outline nature, the supporting statement includes a number of assertions that cannot be sustained at this stage. It states, for instance, that 'the previous planning history has positively informed the evolution of the current proposal' (Section 3.8), without providing any textual support to how this might have been achieved. It also argues that the plan protects 'neighbouring residential amenity' (Section 1.5) and, similarly, 'maintains appropriate relationships with neighbouring residential properties' (Section 4.2). Yet it avoids any mention of several vital aspects of the proposed building, such as its intended height, whilst asserting that the plan avoids the 'potential for overlooking and loss of outlook' (Section 3.4). The statement similarly asserts that the 'submitted layout demonstrates that adequate spacing can be maintained between the proposed dwelling and surrounding properties, thereby avoiding unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or overbearing effects' (Section 4.8). Yet the layout diagram provides no specific details of distances, etc. and cannot be taken as a sufficiently accurate demonstration.

The statement additionally focuses on the issue of housing supply, describing the developments of this dwelling as a 'logical opportunity for the sensitive redevelopment of land' (Section 6.6). Yet the in-filling of a single 'high quality detached dwelling' (Section 1.1), later described as an 'additional family dwelling' (Section 7.7), will not have any significant positive impact on the area's particular need for affordable housing stock.

It is contended, therefore, that the Council should reject this Reserved Matters proposal. A full application, covering all planning aspects for comment, could then be submitted in its place if so desired.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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