

From: Planning@horsham.gov.uk
Sent: 23 September 2026 22:20
To: Planning
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 23/09/2026 10:19 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:	51 Oakwood Partridge Green Horsham West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	FORMAL OBJECTION TO PLANNING APPLICATION Application Reference: DC/26/1383 Site 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. Dear Case Officer, 1.0 Introduction and Standing I am writing as the immediate residential homeowner directly impacted by this proposal to

object in the strongest possible terms to outline planning application

DC/26/1383. My property shares a direct boundary with the application site and physically overlooks the High Street plot where this development is proposed. While this objection is submitted solely on behalf of my household, the severe, adverse material impacts of this layout extend significantly across our immediate row of residential properties.

1.2 The spatial layout of this neighborhood relies on a delicate balance of privacy. The existing property at No. 53 Oakwood, located to our right-hand side when looking towards Woodlawn, occupies an elevated position and already commands clear, direct views looking down the entirety of our residential garden line, heavily overlooking my garden and those of my neighbours. By inserting a new backland residential unit directly into the open garden space on the High Street, the proposal creates a highly claustrophobic 'sandwiching' effect. My private residential amenity will be entirely compromised by competing lines of sight from multiple angles, leaving my property completely exposed along with the neighbouring properties.

2.0 Relevant Planning History and Invalidation of Development Principle

The applicant's Planning Statement mistakenly asserts that the passage of twenty years since the previous refusals on this exact site (

DC/04/0743, DC/05/0858, and DC/06/0864) shifts the planning balance in favor of development. This is fundamentally incorrect. While planning policies have been updated, the physical constraints of the site, the surrounding spatial relationships, and the absolute unsuitability of this land remain completely unchanged. The reasons for refusal previously issued by Horsham District Council under DC/06/0864 remain entirely valid today:

- Overbearing Impact & Siting: The council previously ruled that a dwelling on this footprint 'would appear overbearing' and 'detract from the residential amenities of adjacent occupiers in terms of loss of outlook'.

- Cramped, Backland Form: The council explicitly declared that the site represented 'a cramped development, out of character in its surroundings'. This remains factually true.

- Mutual Overlooking: The council noted that 'the dwelling and its garden area would be severely overlooked'. Given that No. 53 Oakwood remains in its elevated position, this severe mutual overlooking is locked into the layout.

2.2 Furthermore, a clear local planning precedent exists only a few houses away at The Old Telephone Exchange (Ref: DC/18/0650), where an application for a backland housing scheme was refused by Horsham District Council and subsequently dismissed at appeal by the Planning Inspectorate. The Inspectorate's firm position against backland overdevelopment along the High Street establishes that the council must remain consistent in protecting the established character, pattern, and linear urban grain of Partridge Green.

3.0 Direct Breaches of the Horsham District Planning Framework (HDPF)

I submit that the layout and access submitted for formal approval under this outline application directly breach the statutory Development Plan:

- Policy 32 (The Quality of New Development): This policy mandates that new developments must respect local character, distinctiveness, and the existing urban grain. The proposed site plan (Drawing No. 163/2026/2) introduces an artificial, backland layout that breaks the established, traditional linear frontage development along this section of the High Street. It represents an inappropriate form of back-garden development ('garden grabbing') that fails to complement the local character.

- Policy 33 (Development Principles): Policy 33 strictly dictates that development must not cause unacceptable harm to the residential amenities of existing occupiers. Because this layout forces a dwelling into a tight pocket surrounded by established gardens, it creates a profoundly unneighbourly environment. The property next door to the right-hand side, No. 55 Oakwood, sits further down the street and does not overlook our gardens, but its proximity means it will directly look into the proposed layout, creating severe mutual overlooking and an unacceptable loss of privacy. That too of the existing flats within the building on the High Street where the planning is submitted from.

4.0 Detrimental Loss of Privacy, Overlooking, and Overbearing Impact

4.1 Although the applicant tries to avoid detailed design scrutiny by reserving the matter of 'scale', the physical layout explicitly positions a residential plot directly behind our existing back fences. Because No. 53 Oakwood already has an elevated view down our gardens, the addition of this new High Street property means my home and garden, as well as others, will be completely boxed in by overlooking windows and structures from two entirely different directions. This creates an oppressive, visually dominant, and un-amenable living environment that cannot be mitigated by standard screen fencing or landscaping.

5.0 Access and Highway Safety Deficiencies (Policy 41)

5.1 The application seeks to route all vehicular, delivery, and construction traffic through the existing narrow driveway corridor serving Woodlawn. Crucially, the building framing this access corridor is no longer a doctor's surgery; it has been converted into a residential flat matching several others in the building. Forcing intensive vehicle movements immediately adjacent to a residential flat introduces severe friction, structural proximity hazards, and unacceptable noise and exhaust disturbance directly under the windows of residential occupiers, directly breaching HDPF Policy 41.

6.0 Strict Failure to Demonstrate Water Neutrality

6.1 The application site sits entirely within the Sussex North Water Supply Zone, legally requiring it to demonstrate Water Neutrality. The applicant has failed to provide a fully verifiable, watertight mitigation strategy proving that this new dwelling will not impact the Arun Valley Special Area of Conservation (SAC). Crucially, because this is an outline application requesting formal approval for a specific proposed layout and access-not a final building construction scheme-the council must strictly enforce this requirement now. Water neutrality cannot be deferred, and permission cannot legally be granted on a layout that lacks a fully functioning, proven mitigation plan.

7.0 Conclusion and Formal Request for a Case Officer Site Visit

7.1 For the reasons detailed above, this application represents an unneighbourly, cramped, and visually damaging piece of backland overdevelopment that violates HDPF Policies 32 and 33. It duplicates the exact structural layout errors that caused the council to refuse permission on this site three times previously.

7.2 To fully appreciate the layout, the surrounding topography, and the severe cumulative overlooking impact this proposal will cause, I warmly welcome and strongly encourage the Planning Case Officer to conduct a formal site visit from within my property. Viewing the physical boundaries and lines of sight firsthand will clearly demonstrate how harmful and overbearing this layout is to my, and it neighbours, standard of living.

I respectfully request that Horsham District Council refuses application DC/26/1383.

Yours sincerely,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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