From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 November 2025 14:07:38 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1124
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 28/11/2025 2:07 PM.

Application Summary

Address:	Triangles Mill Lane Ashington West Sussex RH20 3BX
Proposal:	Relocate existing fence 2 metres north to facilitate a change of use from residential amenity land to enlarge the size of the garden and residential curtilage
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	10 Rectory Close Ashington Pulborough West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	This application was first discussed at the Ashington Parish Council Planning Committee meeting on 21st August 2025, with the original proposal description - Relocate existing fence 2 metres north to enlarge the size of the garden. We have been advised of an updated description - Relocate existing fence 2 metres north to facilitate a change of

use from residential amenity land to enlarge the size of the garden and residential curtilage.

As no other documents have been provided, the Planning Committee for Ashington Parish Council have approved that our original objection to the application, and submitted consultee comments still stand as per below -

The parish council object to the application on the following grounds -
1. Land ownership
The property boundary as shown on the HDC planning website does not appear to include the land that is proposed to be enclosed by this application which appears to form part of an unadopted section of highways (similar to the two verges opposite). The verge, though not a made footpath, provides continued pedestrian access from the footpath on the north side of Mill Lane. The parish council objects to the enclosure of this verge which does not appear to be the applicants land nor is there evidence of the applicant having permission / consent to enclose the land.

2. Safety Concerns
The proposed application seeks to move the existing boundary fence 2 meters closer to the highway and removing any verge between the boundary and the highway. It also proposes to retain a pedestrian access that will result in users stepping out from behind a high fence directly into the roadway.
This raises 2 areas of concern -
- Obstructed view for drivers entering and exiting the road
- Residents stepping from a gateway into the road with risks to both residents and drivers
Although the roadway is unadopted, it forms a key link between 2 adopted routes (Mill Lane and Fairfield Road) attracting a higher volume of traffic on this section than would normally be expected on an unadopted road of this nature. Given the poor state of the road surface (unmaintained) drivers tend to drive erratically to avoid potholes adding to the risk. Bringing the obstructed access closer to the road presents an increased hazard to pedestrians and road users.

3. Street Scene
The removal of existing shrubs and the verge is considered to be detrimental to the street scene and brings the boundary fence forward of the natural sight lines along the road the proposed mitigation if adding climbers does little to mitigate this and could add to the safety concerns outlined above as these mature and overgrown the highway.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council