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Sent: 11 May 2026 14:11
To: Planning
Subject: DC/26/0567 - 9 Montpelier Gardens Washington West Sussex RH20 3BW
Attachments: Drive 1.jpg; Drive 2.jpg; Drive 3.jpg

Importance: High

Categories: Comments Received

Dear Planning Officer,

I wish to object to planning application DC/26/0567 relating to the erection of 2 no. semi-detached houses on land to the side of 9 Montpelier Gardens, together with the demolition of the single storey element to the side of No. 9 and erection of a two storey rear extension to the existing dwelling.

Apologies for the multiple emails, but I was unable to attach all of the photographs to a single email.

A major concern with this application is that the illustrations and visual representations submitted as part of the planning application are grossly misleading and fail to provide a truthful or realistic representation of how the development would actually appear in reality. The images provided give a distorted impression of the amount of space available and significantly exaggerate the openness of the site.

In reality, the proposed houses would appear extremely cramped and out of keeping with the surrounding area. The development represents clear overdevelopment of a restricted plot and would result in an overly dense and intrusive form of development that does not reflect the character of Montpelier Gardens.

The submitted illustrations appear to minimise the visual impact of the buildings and do not properly show how confined and restricted the site actually is. Please see the attached photographs, which provide a far more accurate representation of the existing conditions and clearly demonstrate how limited the available space is.

There are also significant concerns regarding parking arrangements. While parking spaces have been proposed for the new dwellings, the plans appear to remove or reduce the existing parking provision for No. 9. This gives rise to serious concerns about how parking demand associated with No. 9 will be accommodated, particularly for residents and visitors. Parking within Montpelier Gardens and the surrounding area is already limited, and the loss of existing parking spaces is likely to increase on-street parking pressures and create further congestion and safety concerns.

In addition, photographs taken of the Montpelier Gardens parking/turning area do not provide a realistic reflection of its normal usage. The images were taken in the middle of the day on a weekday during a relatively quiet period. In reality, this area regularly accommodates approximately 15 to 20 cars at peak times, often resulting in a highly constrained and congested environment.

It should also be clearly noted that this area is a designated turning circle, and is intended to facilitate vehicle manoeuvring rather than parking. It is not designed or suitable to be used as a parking area, and any reliance on it for parking is inappropriate and further exacerbates existing congestion and safety concerns.

The proposed layout would create a cramped appearance with insufficient spacing between buildings, limited amenity space, and an overbearing impact on the surrounding properties. This would harm the character and appearance of the area and would set an undesirable precedent for overdevelopment within the road.

For these reasons, I believe the application should be refused as the submitted illustrations are misleading and fail to accurately portray the true scale, density, parking impact, and visual effect of the proposed development.

Kind regards,



7 Montpelier Gardens
Washington
RH20 3BW





