

[REDACTED]
Sent: 12 June 2026 15:39

[REDACTED]
Subject: PLANNING OBJECTION - DC/26/0754

Application Ref. DC/26/0754 – Objection to Section 73 Application and Request for Revocation of Existing Permission

Dear Ms Dale,

I am writing as a neighbouring site owner to strongly object to the above Section 73 Application for multiple reasons contained in the attached objection letter.

I strongly urge the Local Planning Authority to take these procedural failures into account, along with the objections to the revisions, on the basis of overdevelopment of the site. In light of these points, I respectfully request that the Council not only refuse the Section 73 application but also give serious consideration to revoking the original planning permission.

There are 7 attachments in total -

1. Planning Objection Letter
2. 1622/20/P/01/B
3. Register Plan – WSX284647
4. 17810321- OS
5. 520/26/SK01A
6. 520/26/SK02
7. 520/26/SK03

I will follow up early next week to discuss my concerns.

Kind regards,
[REDACTED]

**OBJECTION TO
APPLICATION REF. DC/26/0754
LAND NORTH OF
6 MONTPELIER COTTAGES, OLD LONDON ROAD,
WASHINGTON, RH20 3BN**

PROPOSAL:

**VARIATION OF CONDITION NO.1
TO
PLANNING PERMISSION REF. DC/25/1480
(OUTLINE APPLICATION FOR THE ERECTION OF
4 X 3-BED DWELLINGS)
TO MAKE AMENDMENT TO THE APPROVED
RED LINE APPLICATION SITE BOUNDARY**

OBJECTOR:

**
NKR PROPERTY
CHARITY FARM, PULBOROUGH ROAD,
COOTHAM, PULBOROUGH, W SUSSEX RH20 4HP**

RE: Application Ref. DC/26/0754 – Objection to Section 73 Application and Request for Revocation of Existing Permission

I write as the owner of the adjoining land immediately to the north of the application site.

Our land benefits from extant outline planning permission for the erection of 2 no. two-bedroom semi-detached dwellings, 3 no. two-bedroom terraced dwellings and 4 no. three-bedroom semi-detached dwellings (9 dwellings in total) under application reference DC/21/1689, approved on 7 May 2024 (revised 24th November 2025 under DC/25/0837).

We were not consulted on application reference DC/25/1480, which relates to land immediately to the south of our site and concerns the grant of outline planning permission for 4 no. three-bedroom dwellings.

Following the grant of planning permission, it came to our attention that the approved application site plan incorrectly identified the northern boundary of the application site and included a substantial strip of land within our ownership. This error has since been acknowledged by the applicant.

Attached Drawing No. 520/26/SK/02 illustrates the approved site plan for DC/25/1480 in relation to the approved layout for our development. The drawing clearly demonstrates that the approved scheme encroaches onto land within our title and places the northernmost dwelling essentially touching the southernmost dwelling on our approved scheme.

Our approved layout (1622/20/P/01/B) was prepared using a full topographical survey which delineated the southern boundary in accordance with the established fence line. This fence line is shown edged green on Drawing No. 520/26/SK/02. All land within our approved application site falls within our registered title.

It is therefore evident that the approved plan for DC/25/1480 materially misrepresents the extent of the application site and includes land acknowledged to be in our ownership, which has been recognised by the applicant within the current Section 73 application.

Importantly, no notice was served upon us in relation to the original application, despite the inclusion of our land within the red-line boundary. We consider this to represent a serious procedural and legal defect which we would have recourse to challenge through the courts.

Given the nature and extent of the errors in the approved plans, we request that the Council gives serious consideration to exercising its powers under Section 97 of the Town and Country Planning Act 1990 to revoke the planning permission. In our view, the inaccuracies in the approved site plan are sufficiently fundamental to warrant such consideration.

We also question whether a Section 73 application is the appropriate mechanism to address these issues. The current application seeks to amend a permission where the approved red-line boundary was incorrectly defined and included third-party land. It is our view that the applicant should instead submit a fresh planning application based upon an accurate site plan reflecting the correct land ownership position. We do not consider it appropriate to use a Section 73 application to make what amounts to a fundamental alteration to the application site.

Furthermore, whilst the revised layout appears generally to follow the existing fence line, we believe it continues to include a small wedge of land falling within our TITLE PLAN - WSX284647.

Drawing No. 17810321-OS demonstrates our topographical survey overlaid with our TITLE PLAN (WSX284647), which clearly shows an area to the south of the fence line - within our title plan, but outside of our approved application site plan.

Drawing No. 520/26/SK/03 identifies the area concerned, outlined in dark blue and lying outside the applicant's title, but still included within their application. Whilst we have agreed with the applicant that their proposed site does not encroach upon our approved site plan, we have neither agreed nor consented to the inclusion of land within our title ownership as part of their application.

Furthermore, we have again not been served with notice of the current Section 73 application despite the proposal continuing to affect land within our ownership. This, again, represents a further significant procedural failure which we believe will reserve us the right to challenge any planning permission granted should these matters not be properly addressed.

In planning terms, the reduction in site width resulting from revision of the northern boundary raises significant concerns regarding the suitability of the proposed development. The submitted plans indicate that the site is no longer capable of comfortably accommodating four dwellings. This concern applies even before excluding the wedge of land that lies outside the applicant's ownership. Removal of this land would reduce the available frontage further still.

Notwithstanding the above, we still have serious concerns about the suitability of the revised scheme, even if we consented or agreed that the "wedge" within our title could form part of their application.

The current block plan shows the northernmost dwelling positioned directly against the boundary fence (Drawing No. 520/26/SK/01A). Aside from the ownership issues identified above, this creates an unneighbourly relationship with our development and raises concerns regarding construction access, maintenance, and the potential for foundations or other works to encroach onto our land.

The consequence of attempting to accommodate four dwellings within a significantly reduced site width is a cramped and contrived form of development that, in our opinion, amounts to overdevelopment. The proposal's overdevelopment of the site is clearly illustrated by the floor plan for **Unit 4**, which tapers sharply inward along the boundary fence line. The resulting configuration creates an awkward and constrained internal layout that cannot reasonably be regarded as an adequate living space. This appears to be a direct consequence of an attempt to maximise the number of units on the site at the expense of residential amenity and good design principles.

The applicant should undertake a full and accurate topographical survey of the site and reconsider what level of development can realistically be accommodated whilst respecting neighbouring land ownership and amenity considerations.

We do not consider it reasonable or acceptable for dwellings to be constructed hard against the boundary. A meaningful offset from the boundary should be provided in order to create a satisfactory relationship between neighbouring developments.

We also note that our own scheme was required to provide two parking spaces per dwelling. Given the constrained nature of this site and the narrow widths of the proposed plots, we question whether a comparable parking standard can be achieved, particularly when visitor parking requirements are also taken into account – something not shown on any of their plans.

More generally, we have serious concerns regarding the manner in which this neighbouring site has been progressed through the planning process. Unlike our own development, the applicant does not appear to have undertaken a comprehensive topographical survey, despite the obvious importance of accurate site dimensions and boundary positions on such a constrained site.

The site, as correctly defined, is not capable of accommodating four dwellings in an acceptable manner. The submitted layout results in a cramped terrace form that represents overdevelopment of a restricted site and fails to provide an appropriate relationship with adjoining land.

For all of the above reasons, we respectfully request that the current Section 73 application be refused and that the applicant be required to submit a fresh planning application supported by accurate surveys and plans that properly reflect the extent of land within their ownership. Any permission granted that falls within our title plans without procedural notice, is in our opinion unlawful, and can be challenged.

Yours sincerely,
Freddie Instone

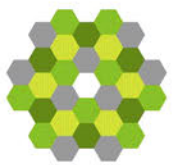
Documents attached-

1. 1622/20/P/01/B
2. Register Plan – WSX284647
3. 17810321- OS
4. 520/26/SK01A
5. 520/26/SK02
6. 520/26/SK03

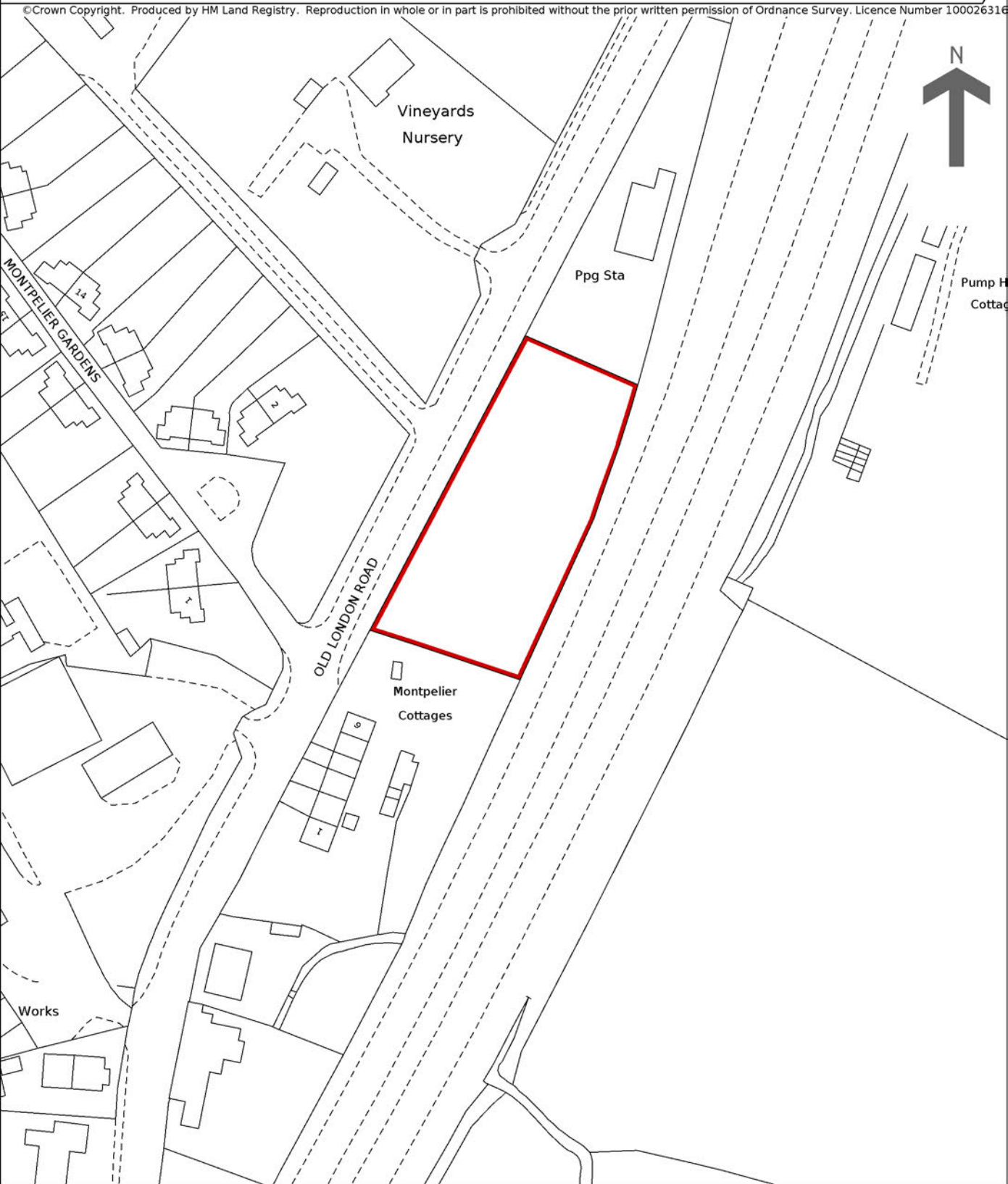
HM Land Registry

Current title plan

Title number **WSX284647**
Ordnance Survey map reference **TQ1213NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Sussex : Horsham**



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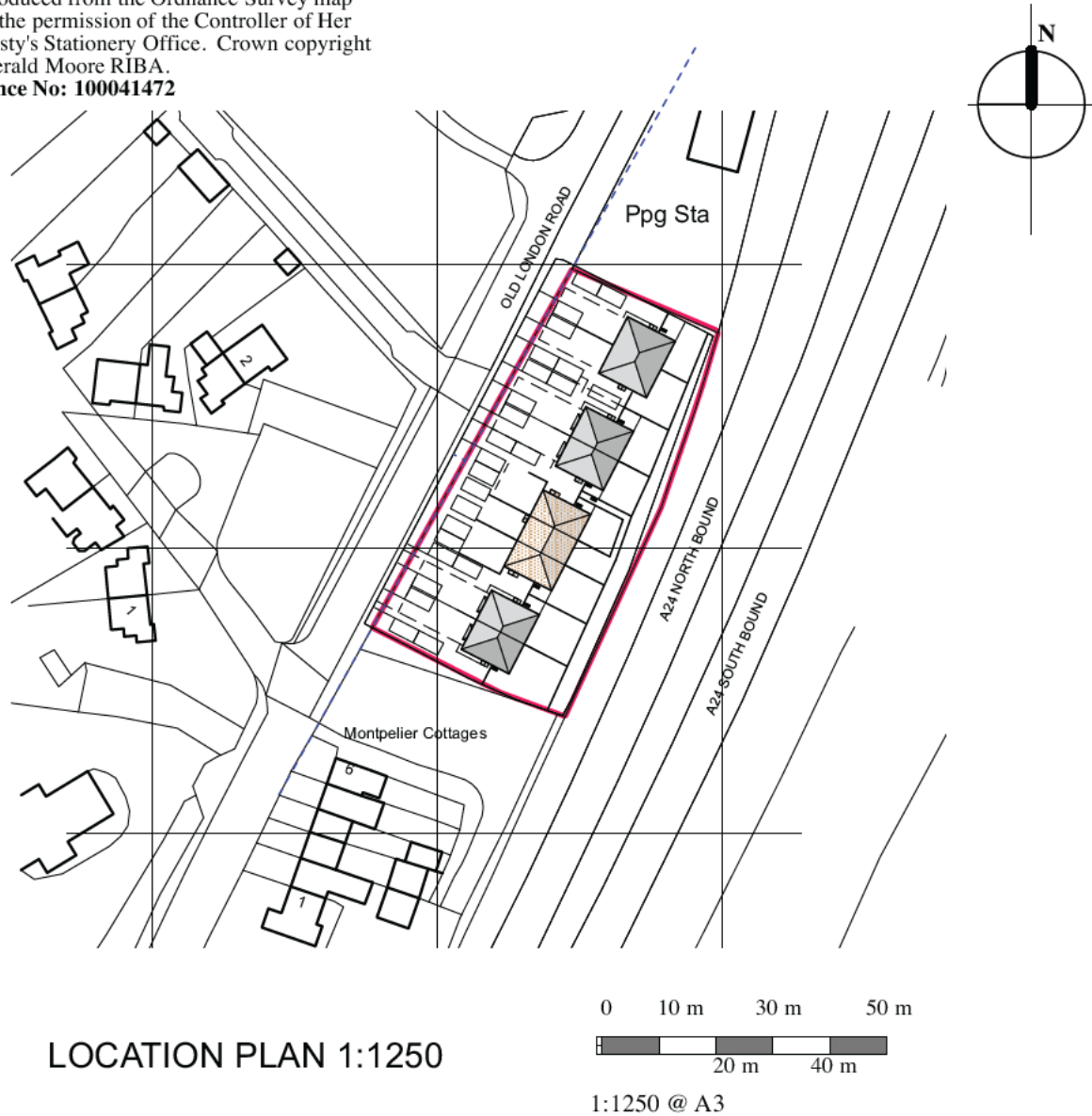
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- Plot 1 2 Bedroom - 86sq.m. [925 sq.ft.]
- Plot 2 2 Bedroom - 86sq.m. [925 sq.ft.]
- Plot 3 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 4 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 5 2 Bedroom - 80sq.m. [860 sq.ft.]
- Plot 6 2 Bedroom - 80sq.m. [860 sq.ft.]
- Plot 7 2 Bedroom - 80sq.m. [860 sq.ft.]
- Plot 8 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 9 3 Bedroom - 95sq.m. [1022 sq.ft.]

Key
Existing trees to be retained



A. 260122 gm Plots 1 and 2 revised from 3B to 2B.
A. 220921 gm Additional parking spaces.
Rev Date Amend Revision

Drg No: 1622/20/P/01B

Scales: 1:1250, 1:500 Date: APRIL 2021

Drawn: gm Drawing Size: A3

Gerald Moore RIBA. Chartered Architect

1 Exmoor Crescent Worthing West Sussex BN13 2PL

Tel: 01903 609607 Mobile: 07793 00 44 62 e-mail: contact@geraldmooreriba.co.uk

Client: NKR PROPERTY

Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN

Drawing: LOCATION AND BLOCK PLANS

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LOCATION PLAN 1:1250

0 10 m 30 m 50 m
20 m 40 m
1:1250 @ A3

Moore:Design Consultancy

3 Chester Lodge 26 Lansdowne Road Worthing West Sussex BN11 4NF
Mobile: 07793 00 44 62 e-mail: g.moore.mdc@gmail.com

Client: NKR PROPERTY
Project: LAND ADJACENT TO MONTEPIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN
Drawing: LOCATION AND BLOCK PLANS [DC/26/0754]

- Plot 1 2 Bedroom - 86sq.m. [925 sq.ft.]
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0 10 m 30 m
1:500 @ A3 20 m
Site Layout Plan 1:500

Rev Date Amend Revision
Drg No: 520/26/SK/01A
Scales: 1:1250 1:500
Date: JUNE 2026
Drawing Size: A3
Drawn: gm

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LOCATION PLAN 1:1250

0 10 m 30 m 50 m
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Moore:Design Consultancy

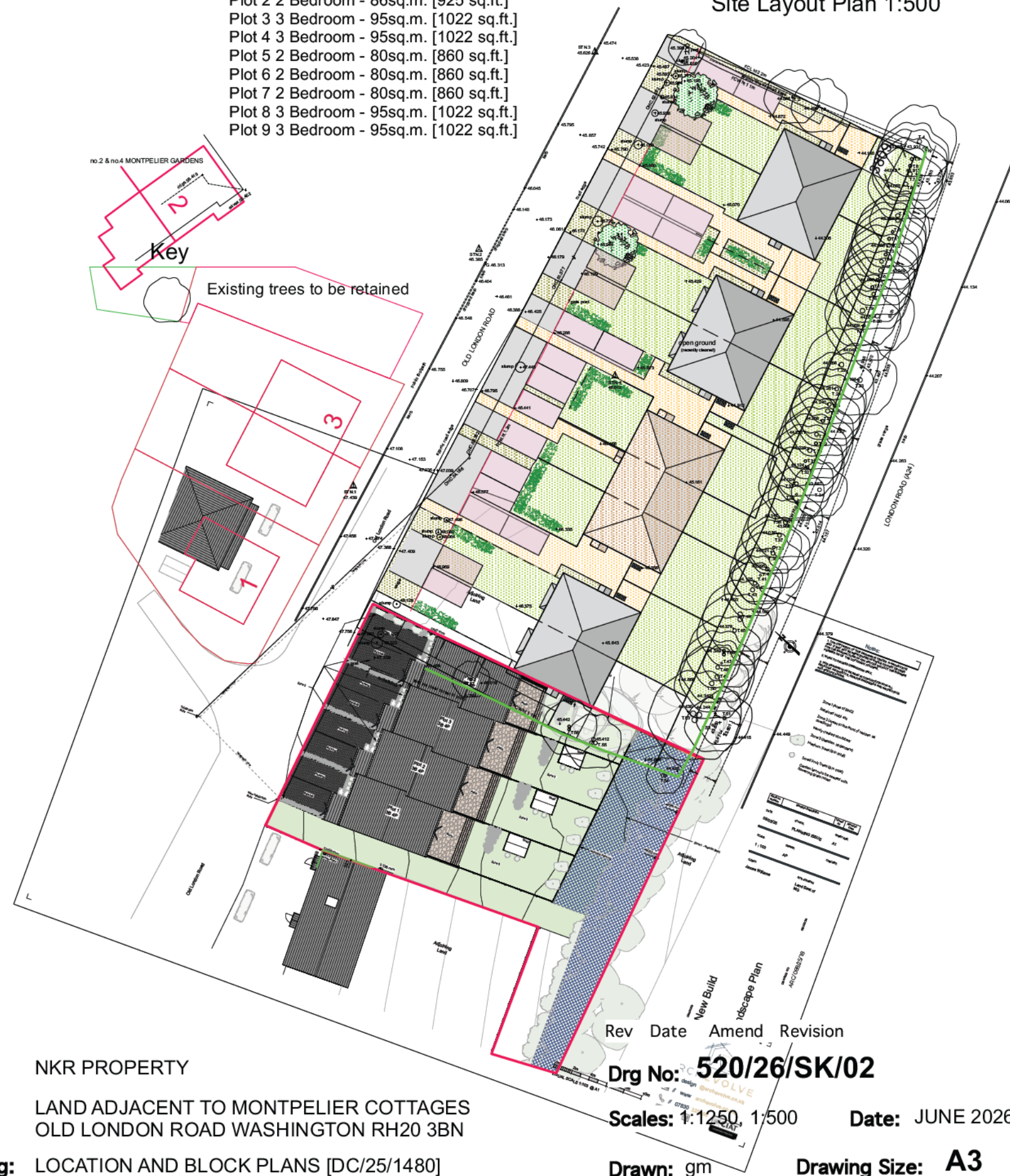
3 Chester Lodge 26 Lansdowne Road Worthing West Sussex BN11 4NF
Mobile: 07793 00 44 62 e-mail: g.moore.mdc@gmail.com

Client: NKR PROPERTY

Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN

Drawing: LOCATION AND BLOCK PLANS [DC/25/1480]

- Plot 1 2 Bedroom - 86sq.m. [925 sq.ft.]
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0 10 m 30 m
1:500 @ A3 20 m

Site Layout Plan 1:500

Rev Date Amend Revision

Drg No: 520/26/SK/02

Scales: 1:1250, 1:500

Date: JUNE 2026

Drawn: gm

Drawing Size: A3

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DC/26/0754
Shaded area encroaches
LR Title WSX284647
LR Title WSX179152



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Client: NKR PROPERTY

Project: LAND ADJACENT TO MONTEPIELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN

Drawing: LOCATION AND BLOCK PLANS [DC/25/1480]

Rev Date Amend Revision

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Scales: 1:1250 1:500

Date: JUNE 2026

Drawn: gm

Drawing Size: A3

