

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 June 2026 22:30:38 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0616
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 14/06/2026 10:30 PM.

Application Summary

Address:	82 Bedford Road Horsham West Sussex RH13 5BH
Proposal:	Erection of a single storey rear extension.
Case Officer:	Meg Bayliss

[Click for further information](#)

Customer Details

Address:	80 Bedford road Horsham
----------	-------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design

Comments:

I wish to object in the strongest terms to this planning application. The Council's published guidance states that:
"A single storey rear extension to a semi-detached or terraced property over 3 metres deep will normally only be permitted where it does not protrude beyond a 45 degree line drawn in a horizontal plane from the centre line of any window of a habitable room of an adjoining property."
The submitted plans clearly demonstrate that the proposed extension extends beyond the 45-degree line when measured from the centre line of the kitchen and dining room window of 82

Bedford Road. As such, the proposal fails to comply with the Council's own design guidance and should not be regarded as acceptable development.

The proposal would:

- 1) Result in an unacceptable loss of daylight and outlook to the neighbouring property.
- 2) Create an overbearing and oppressive form of development when viewed from the adjoining property.
- 3) Fail to respect the amenity of neighbouring occupiers.
- 4) Conflict with the Council's adopted design guidance and established planning principles intended to protect residential amenity.

The Council's guidance states that extensions of this depth will normally only be permitted where they do not project beyond the 45-degree line. The submitted drawings show that this requirement is not met. In the absence of any exceptional circumstances that would justify departing from the guidance, permission should be refused.

I therefore request that the Council gives significant weight to this policy conflict and refuses planning permission for the proposed extension.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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