
From: Planning@horsham.gov.uk
Sent: 12 August 2026 16:50
To: Planning
Subject: Comments for Planning Application DC/26/1045

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 12/08/2026 4:49 PM [REDACTED]

Application Summary

Address:	Sunnyside Bentons Lane Dial Post West Sussex RH13 8NW
Proposal:	Demolition of existing residential property & associated outbuilding. Erection of single replacement dwelling together with detached double garage
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Address:	MEADOW VIEW BENTONS LANE HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	As an adjoining neighbour I submit a formal objection regarding the planning application for a replacement dwelling and detached garage at Sunnyside, Bentons Lane (Ref: DC/26/1045). While the principle of a replacement dwelling is acceptable to me and under Horsham District Council's countryside policies, the current proposal represents an inappropriate and excessive overdevelopment of a rural site. The sheer scale, bulk, and volume of the proposed structure violate Policy 33 (Development Principles) of the Horsham District Planning Framework, which explicitly requires new developments to retain the context and character of the surrounding area. The application should be refused or significantly amended based on the following material planning grounds: 1. Disproportionate Scale, Bulk, and Overdevelopment of a Rural Site

Horsham District Council's local planning framework mandates that replacement dwellings in countryside locations must be "proportionate" to the original building they replace to protect the landscape from intrusive massing.

- Excessive 2.5X Scale Increase:

The proposed replacement building is approximately 2.5 times the linear size and footprint, and hence some 3.2X larger than the volume of the existing modest dwelling.

This massive scaling up is inherently disproportionate and fails to respect the original baseline context of the site. A 3.2X volume enlargement transitions the property from a sympathetic rural dwelling into an imposing, oversized structure that dominates its plot, adjoining properties and Bentons Lane.

- Excessive Roof Height:

The proposed upper ridge roof height of 7.25 meters from ground level vastly exceeds roof heights common to Bentons Lane and is disproportionate to the plot size. Note: Drawing 589-04 shows unqualified, proposed ridge heights of 56.00 and 57.30 as measured from an undisclosed / unidentified datum.

- Overbearing Aspect and Visual Massing:

By significantly increasing both the floor area and the ridge heights, the new structure creates an unacceptably overbearing aspect. The resulting bulk and massing will dwarf our neighbouring property and present an aggressive, dominant visual profile against the semi-rural aspect.

The proposal fails to maintain a harmonious architectural relationship with the local environment.

- Visual Intrusiveness:

The close proximity of such a substantially larger building to the western boundary will create a sense of confinement and visual oppression for us as immediate neighbours, severely harming the quiet enjoyment of our property.

2. Amplified Pressures on Water Neutrality (Sussex North Supply Zone)

Because this site falls within the strictly regulated Sussex North Water Supply Zone, the environmental impact of a 2.5X scale larger building must be intensely scrutinized.

- A home of this vastly increased scale inevitably invites higher occupancy capacity, an increased number of water fixtures, and greater long-term resource pressure.

- The applicant has a heightened burden of proof to demonstrate absolute on-site water neutrality. Given the excessive scale increase, it is highly questionable whether the project can realistically avoid increasing consumption over the existing baseline. Without exhaustive, legally binding mitigation metrics, the application must be refused.

3. Heightened Construction and Demolition Impacts

The logistics of demolishing the existing structures and constructing a building 3.2 times its original volume will place immense pressure on Bentons Lane. The narrow nature of this country lane is entirely unsuited for the prolonged, heavy traffic required for a project of this expanded magnitude.

Should the council be minded to approve this scheme despite its policy conflicts, a strict Demolition and Construction Management Plan must be secured alongside an official Section 80 Demolition Notice, restricting delivery hours and vehicle sizes to protect local infrastructure and safety.

Conclusion:

The proposed replacement dwelling at Sunnyside represents a clear case of overdevelopment that is completely out of character with its rural Bentons Lane setting.

Because the structure is a massive, disproportionate 3.2X volume expansion that introduces an unacceptable overbearing aspect and threatens local residential amenity, I strongly urge Horsham District Council to refuse planning permission.

Where did you hear about this application?

Posted Letter from Local Authority

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton