

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 July 2026 13:54:16 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1056
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 29/07/2026 1:54 PM.

Application Summary

Address:	Kerves Farm Cottage Kerves Lane Horsham West Sussex RH13 6RJ
Proposal:	Siting of a shepherds hut to the rear for short term letting purposes. (Retrospective).
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	Kerves Barn Kerves Lane Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	We object to application DC/2026/1012 for the retrospective change of use of the shepherd's hut at Kerves Farm Cottage to short-term holiday accommodation. The proposal is not a genuine form of rural diversification, as it does not diversify an agricultural

enterprise, reuse an existing rural building, or support an established farming business. Instead, it introduces a new commercial holiday letting business within the domestic curtilage of a residential property. The application understates the planning implications of this commercial use, including guest turnover, servicing, maintenance, deliveries, waste collection and associated activity throughout the year. No management plan, noise assessment, traffic assessment or evidence has been provided to demonstrate that neighbouring amenity will be protected.

We are also concerned that the proposal would commercialise a previously private residential garden and intensify the use of a shared private access serving both Kerves Farm Cottage and Kerves Barn. The application contains no meaningful assessment of vehicle movements associated with holiday accommodation and does not demonstrate compliance with local highway policies.

In addition, we are concerned by a number of factual inconsistencies within the submission, including the stated commencement date of the holiday use, the characterisation of the site's planning history, and the ownership information shown on the submitted plans. These discrepancies reduce confidence in the evidence presented and the conclusions reached in support of the application.

In our view, the limited economic benefits arising from a single holiday unit do not outweigh the potential harm to neighbouring amenity, the character of the countryside and the intensification of commercial activity on a shared residential access. For these reasons, we believe the proposal conflicts with the NPPF and Policies 10, 11, 33, 40 and 41 of the Horsham District Planning Framework and planning permission should be refused

Kind regards

Telephone:

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