

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 May 2026 16:24:01 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0567
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 11/05/2026 4:23 PM.

Application Summary

Address:	9 Montpelier Gardens Washington West Sussex RH20 3BW
Proposal:	Erection of 2no. semi-detached houses on land to the side of 9 Montpelier Gardens. Demolition of single storey element to side of existing No. 9 and erection of a two storey rear extension to the host dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	3 montpellier gardens Washington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	I am writing to formally object to the planning application at 9 Montpelier Gardens on the following grounds: 1. Overdevelopment and Density The proposal represents an overdevelopment of a constrained site. While the summary claims "efficient use of an underutilised site," the transition from a single-dwelling plot to multiple units (as

suggested by the "two off-street parking spaces per proposed new dwelling") significantly increases the density of the area. This is inconsistent with the established grain and pattern of Montpelier Gardens, which is characterized by spacious plots and a sense of openness.

2. Impact on Character and Street Scene

The proposed "massing" and "scale," while claimed to be contextually appropriate, will fundamentally alter the street scene. The introduction of more intensive residential use will lead to a "cramped" appearance. The site plan indicates a significant portion of the garden will be lost to building footprints and hardstanding for parking, which erodes the verdant, suburban character of the village of Washington.

3. Highway Safety and Parking Pressure

The provision of two parking spaces per dwelling may meet minimum requirements on paper, but it does not account for visitor parking or the reality of car ownership in rural West Sussex.

Access: Montpelier Gardens is a quiet residential road. The increased vehicular movements associated with additional dwellings will create safety concerns at the point of access and egress.

On-Street Displacement: Any overflow parking will inevitably spill onto the narrow roadway, impeding emergency vehicle access and service vehicles (refuse collection).

4. Impact on Residential Amenity (Privacy and Light)

[Note: Look at the elevation drawings. The height and positioning of the new dwellings appear to pose a risk of overshadowing and loss of light to the neighboring properties at . Furthermore, the proximity of the new windows to existing boundaries suggests a significant loss of privacy through overlooking into previously private rear gardens.

5. Ecology and Biodiversity

While the summary mentions "retention of existing trees," shows a site with significant green space and mature boundary hedging.

The construction of new dwellings and the associated "hardstanding" for parking will lead to a net loss of permeable land. I am concerned that the "biodiversity enhancements" promised are insufficient to offset the loss of natural habitat and the disruption to local wildlife corridors.

6. Conflict with Local Policy

The proposal appears to conflict with the Horsham District Planning Framework (HDPF), specifically policies regarding the quality of new development and the protection of the character of the South Downs fringe.

Conclusion

For the reasons stated above, the proposed development is inappropriate for this location. It represents an intrusive form of backland/in-fill development that would harm the local character, create parking congestion, and infringe upon the privacy of long-term residents.

I urge the refusal of this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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