From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 December 2024 08:54:15 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1837
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 24/12/2024 8:54 AM.

Application Summary

Address:	18 Croft Way Horsham West Sussex RH12 2AS
Proposal:	Retrospective erection of a single storey garden office building at the rear of the property.
Case Officer:	Joshua Lee

Click for further information

Customer Details

Address:	The Corner House, Farthings Walk Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment
Comments:	I became aware of this planning application through residents in the area, after noticing the large new building from the road at Cootes Green in Merryfield Drive, whilst walking my dog. Having taken a look at the planning application itself, I am very surprised as to the size of the structure, given it is behind bungalows, which are of similar size to this new building. It appears that the new building is a complete overdevelopment of

the area. I understand the intention was for the structure to be covered by Permitted Development legislation, but I struggle to see how this complies with Section E(a) of the permitted development legislation, which talks about a "purpose incidental to the enjoyment of the dwellinghouse..." which is further articulated in E.4 as follows: "E.4. For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse." It appears the intended use is very much out of kilter with the wording in this legislation.

Having two children attend the local primary school over the past 7 years, I am aware that the congestion around the local roads is already challenging, particularly around school start and leave times, and therefore if the building is to be used as a Pilates Studio commercially, then this will be detrimental to the parking and general congestion in our local area, and provide a further safety risk to children, who by Year 6, are starting to walk to and from school independently.

Kind regards

Telephone:

Email: planning@horsham.gov.uk