

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 11:02:25 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0286
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 23/03/2026 11:02 AM.

Application Summary

Address:	73 Daux Avenue Billingshurst West Sussex RH14 9TD
Proposal:	Demolition of existing garage and erection of a detached dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	69 Daux Avenue Billingshurst
----------	------------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	Planning Application DC/26/0286 73 Daux Avenue I wish to object to the above Planning application on the following grounds: 'Restrictive Covenants' have not been followed! Title Deeds of all privately owned dwellings on this estate are as follows:

The Transferee covenants with the Transferor And the Manager for the benefit of the remainder of the estate and to bind the property that the of the estate and to bind the Transferee WILL:

Clause 17

NOT (other than in respect of initial construction) without the previous written consent of the Transferor (such consent not to be unreasonably withheld)

Clause 17.1

to make any addition or structural alteration to the apartment buildings, dwelling houses or any other building to be erected on or forming part of the Property pursuant to Planning permission ref DC/11/2385 Or any variation of it

Clause 17.2

To erect any other building or structure upon the Property

1. Overdevelopment of Site

The proposal to replace a single garage serving a 4-bedroom detached dwelling with an additional 2-bedroom detached house represents a clear overdevelopment of the plot.

The introduction of a separate dwelling results in a cramped and intensified form of development that is out of keeping with the established pattern of the estate, which consists of single dwellings with appropriate spacing and associated parking/garaging.

The proposal would erode the spacious character of the area and represents an uncharacteristic form of infill development within a confined plot, to the detriment of the visual amenity and layout of the estate.

2. Inadequate Parking Provision

The application proposes a total of four parking spaces to serve both the existing 4-bedroom dwelling and the proposed 2-bedroom dwelling. This level of provision appears insufficient when considered against likely parking demand.

A 4-bedroom property would typically require at least 2 to 3 Spaces, and a 2-bedroom dwelling at least 1-2 spaces.

The proposal therefore risks under-provision, leading to Overspill parking within the estate. The estate already comprises of 46 properties but only 47 parking spaces in total. This indicates that parking provision is already constrained.

The addition of a further dwelling without a meaningful increase in parking capacity would exacerbate existing pressures, leading to increased on-street parking and associated issues.

3. Highways, Access & Parking

The site is located on a non-adopted private cul-de-sac with a mix of partial tarmac and block paving. The road is not constructed or maintained to full adoptable highway standards and is likely not suitable for additional months of heavy traffic, contractor equipment traffic and vehicles etc., causing potential obstruction issues particularly if overspill parking occurs.

Furthermore, the lack of turning and manoeuvring space may result in vehicles reversing onto the access road, which would be detrimental to the safety of residents and children.

Conclusion:

For the reasons outlined above, the proposal represents overdevelopment of the site and would result in unacceptable impacts on parking provision, highway safety and the character of the area.

I respectfully request that the application be refused.
Thank you.

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 Eaton