

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 March 2026 18:51:12 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0103
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 04/03/2026 6:51 PM.

Application Summary

Address:	1 Pathfield Cottages Cross Lane Barns Green West Sussex RH13 0QF
Proposal:	Erection of a two storey dwelling.
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	2 Pathfield Cottages, Cross Lane Barns Green Horsham
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Comments Details

Commenter Type:	Member of the Public
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 - Trees and Landscaping
Comments:	I write to object to the above application. I reside at 2 Pathfield Cottages and will be directly affected by the proposal. My objection is based on the following material planning

considerations.

1. Established Planning History Demonstrates Site Sensitivity
DC/15/2501 (Refused)

The Council refused substantial extensions on the grounds that by virtue of their scale, bulk, massing and design they would not be in keeping with the scale and character of the existing dwelling nor that of surrounding dwellings in this rural location. The Council further concluded that the proposal would be overbearing and result in a loss of light.

DC/17/0562 (Refused and Appeal Dismissed)

The Planning Inspector found that development close to the boundary appeared over dominant and intrusive and conflicted with Policy 33 of the Horsham District Planning Framework (HDPF). Visual dominance alone was sufficient to justify refusal.

DC/19/0422 (Approved)

Approval was achieved only after reduction in projection and massing and was only applicable to 2 Pathfield Cottages. This demonstrates that careful limitation of built form has been required on this site to protect rural character and neighbouring amenity. This trajectory shows a consistent requirement to limit built form. The present proposal introduces a materially different form of development: a separate two-storey dwelling and permanent subdivision of the plot. This represents a greater degree of intensification than any previously accepted scheme.

2. Location Outside the Built-Up Area

Cross Lane lies outside the defined Built-Up Area Boundary for Barns Green. The 2015 refusal explicitly referred to the site as being in a rural location. Policy 26 of the HDPF seeks to maintain countryside character. The insertion of a new detached dwelling within former cottage curtilage constitutes sporadic residential intensification inconsistent with this rural setting.

3. Loss of Openness and Erosion of Settlement Pattern

The proposal removes open side curtilage and replaces it with a full two-storey dwelling. Although the internal floor area is stated to match No.1 (104 sqm), planning impact arises from spatial and visual effects, not internal area alone.

The proposal would:

- Remove a meaningful visual gap between buildings
- Compress spacing along Cross Lane
- Introduce an independent roof mass
- Create a second frontage and curtilage

This materially alters the established semi-rural character and conflicts with Policies 25, 26, 32 and 33 of the HDPF.

4. Harm to Residential Amenity - Dominance and Enclosure

The Inspector has previously confirmed that dominance and intrusiveness alone can justify refusal under Policy 33. The introduction of a separate two-storey dwelling in close proximity to neighbouring plots inevitably increases enclosure and alters outlook. BRE daylight guidance is advisory and does not override the need for planning judgement on visual dominance in a rural

cottage context.

5. Ground Stability and Subsidence Risk

Both Nos. 1 and 2 Pathfield Cottages have experienced documented subsidence in the past, resulting in the removal of trees in order to address structural movement. Evidence exists confirming this history.

The proposal introduces new foundations in close proximity to existing mature trees beyond the site boundary. In shrinkable clay soil conditions, excavation and foundation design can materially alter soil moisture regimes and root dynamics.

The application does not appear to include a site-specific ground investigation report, foundation strategy addressing clay behaviour, or an arboricultural impact assessment addressing subsidence risk.

Given the established history of structural movement affecting these cottages, robust technical evidence should demonstrate that the proposed development will not exacerbate subsidence risk to neighbouring properties and/or threaten the remaining trees on the road that form part of the rural character. There is also the loss of a significant hedgerow already planned as part of the proposal.

6. Limited Public Benefit

The proposal relies on the addition of one dwelling as a benefit. It provides no affordable housing, infrastructure improvement or community enhancement. The public benefit is modest and must be weighed against the identified harms to character, settlement pattern, amenity and potential ground stability.

Conclusion

The planning history demonstrates repeated refusal where scale, bulk and dominance harmed rural character and neighbouring amenity.

The present proposal represents a step change in development intensity through plot subdivision and introduction of a separate two-storey dwelling in a rural location, compounded by documented subsidence sensitivity.

For these reasons, the proposal conflicts with Policies 25, 26, 32 and 33 of the Horsham District Planning Framework and planning permission should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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