

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 March 2026 19:07:16 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0192
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 7:07 PM.

Application Summary

Address:	14 Owl Close Billingshurst West Sussex RH14 9XJ
Proposal:	Erection of a first floor side extension over existing garage, and installation of an additional parking bay.
Case Officer:	Steve Astles

[Click for further information](#)

Customer Details

Address:	2 Oak Road Billingshurst
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	The proposal seeks permission for the creation of an additional parking bay to the side of the property and the construction of a room above the existing garage. My objection is made on clear material planning grounds and with reference to relevant policies within the Horsham District Planning Framework (2015), adopted by Horsham District Council.

Firstly, in relation to the creation of additional parking I have significant concerns regarding surface water drainage and flood risk. The proposed parking bay would replace existing permeable soft landscaping and shrubs with additional hardstanding. This area currently provides natural soakaway capacity. Our neighbourhood already experiences standing surface water following periods of heavy rainfall, indicating limited drainage resilience.

Policy 38 (Flooding) of the Horsham District Planning Framework requires that development does not increase flood risk elsewhere and that surface water is appropriately managed. The loss of further permeable ground will inevitably increase runoff and has the potential to exacerbate existing local drainage issues. The application conflicts with Policy 38. The application is also misleading as it states that no trees or hedges would need to be removed - this is not true and a significant area of shrubbery and bushes has already been cut down and destroyed. It leaves soft landscaping that still provides draining however.

Secondly, the proposal represents overdevelopment of the site and would be harmful to the character of the area. The property already benefits from a garage and three parking spaces on the driveway. The creation of one/two further parking spaces is excessive for a single dwelling and would significantly increase the extent of hardstanding at the side of the property.

The proposed parking bay is on a road to the side of the property, a road the applicants do not live on. A road that already experiences pressure around parking space due to the narrow nature of Oak Road. Residents of Oak Road have learned to adapt how and where we park so as not to block one another's driveway and access to properties. The creation of the additional parking bay would significantly impact on this and would lead to residents of Oak Road needing to park in adjoining roads themselves. This would in turn exacerbate an already difficult parking situation - one wholly unnecessary when the applicants already have 4 parking spaces on their driveway and garage.

Policy 32 (Quality of New Development) requires development to respect and reflect the character and appearance of the surrounding area and to protect residential amenity. The erosion of soft landscaping in favour of extensive hardstanding would materially harm the visual amenity of the street scene and create an over-dominant area that is out of keeping with neighbouring properties.

Thirdly, the removal of existing shrubs and soft landscaping conflicts with Policy 31 (Green Infrastructure and Biodiversity) and Policy 33 (Development Principles), both of which seek to protect and enhance the natural environment. The incremental loss of

planting reduces biodiversity value and contributes to the gradual urbanisation of the street scene.

Finally, the proposal includes the creation of an additional bedroom above the garage. As neighbouring residents, we believe the applicants have lodgers also residing at the property with additional vehicles, frequently around six in number. The addition of a further bedroom is likely to intensify occupancy and vehicle generation. This raises legitimate concerns regarding over-intensification of use and its impact on neighbouring amenity, contrary to Policy 32, which requires development to safeguard the living conditions of surrounding residents.

I would request that if permission is granted to the erection of a first floor bedroom above the existing garage that any window overlooking the west aspect be fitted with obscured glass as this would look directly into my rear garden.

For the reasons set out above - namely increased flood risk, excessive hardstanding, loss of landscaping, harm to the character of the area, and potential over-intensification - I respectfully request that planning permission be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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