

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 February 2026 13:31:13 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 16/02/2026 1:31 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:	Ashcroft, Cross Lane Barns Green Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	I strongly object to this planning application . The applicant who is the owner /landlord has answered no to the question about previous planning this is incorrect there have in fact been two previous applications for extensions to 1 Pathfield Cotts both were refused .The design of the proposed new dwelling does not fit comfortably with in Cross Lane which is mostly Edwardian semi

detached cottages and looks more like a property you would find on a housing estate. For the applicant to suggest the Proposed new dwelling will benefit the residents is ludicrous he does not live in Cross Lane and to assume it will be of any benefit to either Cross Lane or it's residents verges on arrogance .Parking in Cross Lane can be an issue with visitors cars making the already narrow country lane even narrower this will only get worse if this New dwelling is allowed, making it difficult for the many large farm vehicles and indeed emergency vehicles that use Cross Lane to safely navigate. There have been similar applications refused in recent months one reason being the plots have been too small however the plots of the refused applications have been larger than the proposed one in Cross Lane. The proposed new dwelling will look shoehorned into a plot that is just too small. The dwellings on the opposite side of the road will be overshadowed by the new development taking much need light from the front of these properties . The applicant has also said this new property will add to the much needed housing stock however there is a new development at Sumners Pond within the village of Barns Green with houses of a similar design that are not selling suggesting the need for this type of dwelling is just not needed .To allow this proposed new dwelling which is not within a built up area as stated by the applicant but is within a small rural community would be a breach of the recently approved neighbourhood plan .Summing up this proposed new dwelling is not wanted or needed the plot is too small the applicant has said it will not be affordable. It will only be of benefit to the applicant certainly not to Cross Lane or it's residents

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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