

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2026 22:57:18 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0616
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 28/05/2026 10:57 PM.

Application Summary

Address:	82 Bedford Road Horsham West Sussex RH13 5BH
Proposal:	Erection of a single storey rear extension.
Case Officer:	Meg Bayliss

[Click for further information](#)

Customer Details

Address:	80 Bedford road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment
Comments:	The submitted drawings appear to inaccurately include land that does not form part of the property ownership. As a result, the percentage of the plot shown as remaining open space is misleading and materially understates the true proportion of the site that would be occupied by development. When the actual site boundaries are considered, the cumulative impact of the proposed extension together with the already completed side return extension would leave very limited external

space remaining. This raises serious concerns regarding the adequacy of outside amenity space and practical provision for cycle storage, refuse and recycling bins.

Horsham District Council's waste policy requires adequate provision for refuse and recycling storage appropriate to the scale and intensity of occupation. Given the limited external space remaining following the proposed extension and existing side return development, it is unclear how sufficient bin storage, recycling capacity, and cycle storage could realistically be accommodated for a six-bedroom HMO without causing obstruction, visual harm, or nuisance to neighbouring properties.

Such a constrained level of outdoor and storage space would already be concerning for a standard single-family dwelling. However, the stated purpose of this application is to facilitate a six double-bedroom HMO, potentially accommodating between 6 and 12 adult occupants. The intensity of occupation significantly increases the requirement for usable amenity space, secure cycle storage, and sufficient refuse storage capacity. Allowing this extension would also result in an increased number of residents occupying the property, which in turn is likely to lead to increased noise disturbance and additional smells from cooking, rubbish, and associated domestic activity affecting neighbouring properties.

The proposal therefore appears to represent overdevelopment of the site, resulting in inadequate living conditions for future occupants and likely creating adverse impacts on the surrounding area through insufficient waste and cycle storage provision. Furthermore, this extension is substantially larger than any others on Bedford Road, is dominating in appearance, entirely out of keeping with the character of the road, and constitutes clear overdevelopment.

I ask that the application be carefully reviewed in light of the inaccurate site representation and the insufficient amenity and storage space for the scale and intensity of the proposed occupation.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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