

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 July 2026 19:09:14 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0801
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 27/07/2026 7:09 PM.

Application Summary

Address:	1 Motto Cottages Sandhills Road Barns Green West Sussex RH13 0PU
Proposal:	Erection of new garage.
Case Officer:	Halima Chowdhury

[Click for further information](#)

Customer Details

Address:	2 Motto Cottages Sandhills Road Barns Green
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment
Comments:	Planning Application DC/26/0801 Location: 1 Motto Cottages, Sandhills Road, Barns Green FORMAL OBJECTION I wish to object to the above application on the grounds that the proposal conflicts with the principles established by the previous appeal decision for this site, would result in cumulative overdevelopment, and has the potential to harm both

neighbouring residential amenity and the setting of the adjoining Grade II listed building.

1. The proposal should not be considered in isolation

This site has a significant planning history.

The original cottage has already undergone a substantial enlargement following the Planning Inspector's decision under Appeal Reference APP/Z3825/D/20/3249095.

The Inspector carefully assessed the impact of that development on:

the character of the area;
the appearance of the dwelling;
neighbouring residential amenity;
and the setting of the adjoining Grade II listed building.

This application seeks permission for an additional detached building measuring approximately 35.5 square metres with a ridge height of approximately 4.4 metres.

Whilst each planning application must be determined on its own merits, the National Planning Policy Framework (NPPF) and good planning practice require the Local Planning Authority to consider the cumulative impact of development.

The proposal therefore cannot properly be assessed as merely "a garage"; it must be assessed alongside the substantial enlargement already approved and implemented.

2. The proposal undermines the reasoning of the previous Appeal Decision

The previous Appeal Decision is highly material.

In allowing the extension, the Inspector specifically concluded that the enlarged dwelling would remain acceptable because several important spatial characteristics would be preserved.

These included:

a noticeable gap of approximately 5 metres to the side boundary;
the dwelling continuing to sit comfortably within its plot;
a clear and unambiguous separation between the buildings;
preservation of the setting of the adjoining listed building.

These findings were fundamental to the Inspector's conclusion.

The current application proposes a substantial detached building occupying the very side area whose openness formed part of the

Inspector's reasoning.

The cumulative effect would materially reduce the openness that previously allowed the Inspector to conclude there would be no unacceptable visual impact.

I respectfully submit that the Council should carefully consider whether the current proposal fundamentally changes the site characteristics upon which the appeal decision relied.

3. Overdevelopment of the site

Although described as a garage, the proposed building measures approximately:

7.1 metres in length;
5 metres in width;
approximately 4.4 metres to ridge.

This is significantly larger than would normally be expected for a domestic garage and represents a substantial new building.

When viewed together with the extensive enlargement already undertaken, the proposal would result in an excessive concentration of built development within what was originally a modest semi-detached cottage plot.

The cumulative built form is therefore harmful to the character of the site and inconsistent with the pattern of development in the locality.

4. Harm to the setting of the Grade II listed building

The neighbouring property is a Grade II listed building.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to preserving the listed building and its setting.

The previous appeal decision concluded there would be no unacceptable impact because generous separation between the buildings would remain.

The current proposal materially changes that relationship.

The proposed garage would be positioned immediately adjacent to the shared boundary and would introduce a large building where openness presently exists.

The Council must therefore undertake a fresh assessment of whether the proposal preserves the setting of the listed building, giving considerable importance and weight to that statutory duty.

The existence of an historic outbuilding within the curtilage of the neighbouring listed property should not be regarded as justification for this proposal. That building forms part of the long-established evolution of the listed property and has existed for many years. It arose within an entirely different planning and heritage context and should not be treated as establishing a precedent for introducing a further substantial building immediately alongside it.

5. Residential amenity

Given its height, mass and siting adjacent to the shared boundary, the proposal has the potential to:

- create an overbearing presence;
- reduce openness;
- increase overshadowing during parts of the day;
- adversely affect outlook from neighbouring land.

I respectfully request that these impacts are fully assessed before any decision is reached.

6. Accuracy of the submitted drawings

I am concerned that the submitted plans appear to rely upon historic drawings which do not fully reflect the property following completion of the extensive works approved under the earlier permissions.

Accurate existing drawings are fundamental to the proper assessment of planning applications.

If the existing drawings do not accurately represent the current site, I respectfully request that updated plans are submitted before the application is determined.

7. Whether the proposed building is genuinely incidental

The proposed building is considerably larger than a typical domestic garage.

Without speculating upon future use, I ask the Council to consider whether the scale of the building is genuinely proportionate to a structure described as ancillary to the dwelling.

Should planning permission nevertheless be granted, I respectfully request that conditions are imposed restricting the building to purposes incidental to the enjoyment of the dwellinghouse only, prohibiting commercial use and removing permitted development rights for future conversion to residential accommodation or any other independent use.

Planning Policy

In determining this application I respectfully request that the Council has particular regard to:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requiring special regard to preserving the setting of listed buildings.

National Planning Policy Framework (NPPF), in particular:

Chapter 12 - Achieving well-designed places.

Chapter 16 - Conserving and enhancing the historic environment.

Relevant policies within the Horsham District Planning Framework concerning design, residential amenity, heritage assets and development that is proportionate to its setting.

Conclusion

This proposal is not simply for a modest domestic garage.

It represents a substantial additional building on a site that has already experienced significant enlargement following a closely balanced appeal decision.

The Planning Inspector found the previous proposal acceptable because important characteristics of the site-its openness, generous side separation and relationship with the neighbouring listed building-would be retained.

The current proposal materially erodes those characteristics.

For these reasons I respectfully request that Horsham District Council refuses planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

