Dear Sir/Madam,

I am writing as a resident at 2 Springhills to express my formal objection to the proposed planning application to Barn House, Barrow Hill (DC261592) and urge Horsham District Council to refuse permission.

I understand that a previous application for this development was refused in April 2025. Having reviewed the amended proposals, I remain concerned that the fundamental issues identified by the Council have not been adequately addressed. The revised scheme would, in my view, result in an excessive and inappropriate development of the site, with a detrimental impact on neighbouring properties, the rural character of Barrow Hill and the surrounding conservation area.

I would like to raise the following objections:

1. Overdevelopment and Excessive Scale

The previous application was refused partly on the grounds that the development represented an overdevelopment of the site, with the scale of the proposed dwelling and outbuilding considered excessive in relation to surrounding properties.

I do not believe the revised plans sufficiently address this concern.

The site is already substantially developed, accommodating a large four-bedroom converted barn and an associated residential annexe. Introducing an additional dwelling into this confined backland setting would intensify development to an unacceptable degree.

The proposed building remains disproportionately large in relation to its surroundings and would create an overbearing presence within an otherwise established residential and rural setting. The previous planning assessment also identified that all six nearby houses would be affected by a loss of amenity, underlining the wider impact of the proposal.

2. Loss of Privacy, Daylight and Residential Amenity

I have serious concerns about the impact of the proposed development on the privacy and enjoyment of my home and garden.

The application site sits on higher ground than my property, and the proposed structure would extend substantially above the existing natural boundary hedge separating our gardens. Its height and positioning would create a visually dominant building, with the potential to reduce daylight and create an unacceptable sense of enclosure.

Furthermore, the positioning of the proposed windows would create direct overlooking into my private rear garden and the main living areas of my home. This would significantly compromise my privacy and fundamentally change how I am able to enjoy my property.

I particularly value the privacy and tranquillity of my home, as well as the ability to enjoy my garden and the surrounding green spaces. The increased overlooking, visual dominance and loss of existing greenery would have a lasting impact on my everyday life, making it considerably harder to enjoy these spaces as I currently do.

I do not believe the amended application adequately addresses these impacts on neighbouring residents.

3. Harm to the Rural Character and Conservation Area

The previous refusal identified that the proposed development would disrupt the rural character of the area and fail to complement the distinctive architectural character and heritage of the surrounding conservation area.

I remain concerned that the revised design is not sympathetic to its sensitive setting.

The scale, massing and overall appearance of the proposed dwelling are not in keeping with the established architectural style, local vernacular or proportions of surrounding buildings. Rather than being a subtle addition to the landscape, the development would introduce an overly urban and visually intrusive structure into an area where the rural character and historic setting should be protected.

The previous assessment also raised concerns about the proposed materials not being in accordance with the Henfield Parish Design Statement. I would ask the Council to ensure these concerns have been properly addressed.

The loss of established trees and green space is also particularly concerning. These features contribute to the character of the conservation area and provide an important visual and ecological buffer between neighbouring properties.

4. Inadequate Access, Parking and Public Safety

I have concerns about the practicalities of accessing and constructing the proposed dwelling, particularly given the constraints of the existing site.

The previous application raised concerns about the lack of adequate parking provision and the impact of additional development on local infrastructure and traffic. I remain concerned that the site cannot comfortably accommodate another residential property without creating further pressure on an already restricted access arrangement.

There is also the issue of construction access. Public Footpath 2570 is a narrow pedestrian route and appears entirely unsuitable for the movement of heavy construction vehicles, concrete mixers, machinery and building materials.

Using this route for construction access would create an unacceptable safety risk for pedestrians and could cause significant disruption or damage to the footpath.

I would urge the Council to seek the advice of the West Sussex County Council Rights of Way Officer and carefully consider whether the proposed access arrangements are safe and practical, both during construction and once the property is occupied.

5. Environmental Impact and Protected Species

I am particularly concerned about the impact of the proposed development on local wildlife, especially bats.

As a neighbouring resident, I regularly observe significant bat activity in the surrounding gardens during the evenings. The adjoining gardens and vegetation appear to form part of an established green corridor, providing an important foraging habitat and flight path for local bat populations.

The removal of vegetation, increased building mass and introduction of additional domestic and external lighting could disrupt these established habitats and behaviours.

All UK bat species and their roosts are legally protected. I would therefore ask the Council to ensure that appropriate ecological surveys and assessments have been undertaken, and that the potential impact on protected species has been properly considered before any decision is made.

The loss of established greenery would also be detrimental to local biodiversity and would further reduce the natural spaces that make this neighbourhood such a pleasant place to live.

6. Lack of Justification for Further Residential Development

I understand that the site is not identified as a strategic development site within the Horsham District Local Plan, nor is it a nominated site within the Henfield Neighbourhood Plan.

Henfield Parish Council also previously objected to the proposals, raising concerns about overdevelopment, the loss of amenity, inadequate parking and the failure of the design to complement the distinctive character and heritage of the area.

I do not believe sufficient justification has been provided for introducing another residential dwelling in this location, particularly where the development would come at the expense of neighbouring residents, the local environment and the character of the conservation area.

7. Outstanding Concerns Following the Previous Refusal

Ultimately, my concern is that the amended application does not adequately resolve the fundamental planning issues that led to the previous refusal in April 2025.

These included:

- Overdevelopment of the site and excessive scale and massing.
- Harm to the rural character and conservation area.

- Loss of privacy and amenity for neighbouring properties.
- Inadequate parking and access arrangements.
- The impact on local infrastructure and traffic.
- Ecological concerns and the loss of trees and green space.
- Insufficient justification for additional residential development.

These are significant planning considerations, not minor details. I do not believe that the amendments made to the original scheme are sufficient to overcome the underlying objections.

Conclusion

I respectfully urge Horsham District Council to refuse planning permission for this application.

The proposed development would result in an excessive and inappropriate use of the site, compromise the privacy and amenity of neighbouring residents, and undermine the rural and historic character of the surrounding area.

As a resident of 2 Springhills, I am particularly concerned about the lasting impact on my everyday life and my ability to enjoy my home, garden and the surrounding green spaces. These are important parts of my quality of life, and I do not believe sufficient consideration has been given to the impact this development would have on existing residents.

I ask that the Council gives careful consideration to these objections, the previous refusal decision and the concerns raised by Henfield Parish Council before reaching its decision.

Thank you for taking the time to consider my objection.

Yours faithfully,

[redacted]