

From: Planning@horsham.gov.uk
Sent: 17 July 2026 07:47
To: Planning
Subject: Comments for Planning Application DC/26/1012

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 17/07/2026 7:46 AM.

Application Summary

Address:	Kerves Farm Cottage Kerves Lane Horsham West Sussex RH13 6RJ
Proposal:	Construction of dormers in rear roof elevation. (Lawful Development Certificate - Proposed).
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	Kerves Farmhouse Kerves Lane 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I object to the proposed Lawful Development Certificate application DC/26/1012. A joint objection letter and supporting evidence have been submitted separately by email [REDACTED] [REDACTED] for the attention of the Case Officer and should be read alongside this representation. Our principal objection concerns whether the applicant has demonstrated, on the balance of probabilities, that the proposed development is lawful under Class B of Part 1, Schedule 2 of the GPDO. In summary, we do not consider that the application adequately demonstrates

compliance with the cumulative 50 cubic metre roof-space limitation, establishes the correct lawful baseline, or explains how previous roof alterations approved under DC/13/1328 have been taken into account.

The Council's online consultation form requests comments under a number of planning headings. Whilst we recognise that this is a proposed Lawful Development Certificate application, we would also ask the Council to note the following matters:

A) Design

The submitted plans do not clearly identify whether the proposed dormers will contain windows, nor do they provide sufficient detail regarding the treatment of any such openings. The proposed dormers would introduce a significantly larger and more box-like roof form than currently exists and would materially alter the appearance of the building. The 2013 delegated assessment considered a materially different proposal and site context when assessing the impact of earlier extensions and dormers.

B) Highway Access and Local Character

The proposed dormers would be visible from Kerves Lane and would increase the visual prominence of the building within the wider farm complex. The enlarged roof form has the potential to detract from the character of the area and the appearance of the existing building when viewed from public vantage points.

C) Loss of General Amenity

The relationship between Kerves Farm Cottage/Kerves Farm, Kerves Farmhouse and Kerves Barn is now materially different from the circumstances that existed when the 2013 application was approved. The 2013 delegated report was prepared when all of the properties within the complex were in the same family ownership.

Since then, the site has been subdivided and the properties are held in separate ownership. The proposed dormers would be experienced in a materially different context from that considered in the 2013 assessment because neighbouring properties are now separately owned and occupied

The photographs submitted with my representation demonstrate the close proximity between the buildings and show that the proposed dormers would have an overbearing effect on the private garden of Kerves Barn and would also materially affect the outlook from Kerves Farmhouse, particularly as the dormers would overlook the front garden at Kerves Farmhouse. Overall this has a significant impact on the residential amenity.

D) Overdevelopment

The wider complex has subsequently been divided into separate ownerships and a number of planning enforcement enquiries have been recorded against the property since the sale of Kerves Cottage/Kerves Farm.

The planning history demonstrates that the site has undergone significant change over time, through a series of extensions, alterations and related planning activity. In addition, a number of planning enforcement enquiries have been recorded against the property since the sale of Kerves Farm Cottage/Kerves Farm. Whilst the existence of an enforcement enquiry does not in itself establish that a breach has occurred, it does demonstrate that the planning and compliance history of the site is complex and should be fully understood before any further enlargement is accepted.

E) Privacy, Light and Noise

The submitted plans do not clearly identify whether the proposed dormers will contain windows, nor do they explain whether any such windows would be obscure glazed, fixed shut or otherwise restricted. The application does not provide sufficient technical information to

understand the impact of any proposed openings.

If windows are proposed within the dormers, there is potential for additional overlooking and loss of privacy affecting both Kerves Barn and Kerves Farmhouse. The creation of further accommodation within the roof space also has the potential to increase the intensity of residential occupation when compared with the historic form of the building.

The application is silent as to whether any dormer windows are proposed, whether they would be obscure glazed, or whether opening restrictions would apply. In the absence of that information, it is difficult to properly understand the effect of the proposal on neighbouring properties.

F) Trees, Landscaping and Ecology

Any increase in external lighting associated with additional roof openings and expanded accommodation has the potential to affect local wildlife and the rural character of the site, including species known to use the surrounding countryside and roof spaces.

For the avoidance of doubt, my detailed objection letter and supporting evidence should be read alongside this representation.

Chronology

2013 - Planning permission DC/13/1328 granted for conversion of the garage into living accommodation together with single-storey and two-storey extensions including dormers.

October 2013 - Delegated assessment undertaken in the context of a single-family-owned complex.

2015 - Conversion and extension works completed to form the dwelling substantially as it exists today. Building Control records show that Building Regulations case BC/14/0793 reached completion on 11 March 2021.

2017 - Kerves Farmhouse sold.

January 2025 - Kerves Barn sold.

March 2025 - Kerves Farm and Kerves Cottage sold to one owner.

March - June 2026 - The property history page shows seven enforcement enquiries (EN/26/0084 to EN/26/0090), with a mixture of statuses including closed cases, a pending consideration case and a case linked to a current planning application.

2026 - Application DC/26/1012 submitted for three further dormers under a proposed Lawful Development Certificate.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

