

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 23:33:56 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0025
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 18/03/2026 11:33 PM.

Application Summary

Address:	12 Cambridgeshire Walk Faygate West Sussex RH12 0DD
Proposal:	Retrospective erection of a single storey garden building.
Case Officer:	Meg Bayliss

[Click for further information](#)

Customer Details

Address:	18 Orchard Crescent Kilnwood Vale Faygate
----------	---

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment
Comments:	To whom it may concern, I have significant issue with this development. Not only in part to the retrospective nature being encouraged by many across the development as a way to circumnavigate the 'garden village' design that was intended but also as a way to restrict further access to, and profit from, affordable housing by the elevation of property beyond the affordable reach of those looking to purchase in future. The proposals state that this is a storage facility, however I would question the need for a dividing wall and additional full-length

windows for the view of stored items. The designs clearly imply a pseudo-bedroom and double wide entryway which cannot, in my view, be compatible with a finding that it is suitable for storage. This view is additionally compounded by the glazed doors, toughened glass windows. Additionally, once granted, there is no enforceability to maintain the space for storage instead of the temporary accommodation it appears to be designed (and indeed reportedly used) for. There is also no provision for if this development contains insulation of sound for the direct neighbours.

The structure itself is overhung by guttering of an adjacent structure and the design does not include how the water will be discharged from the roof, indeed it appears that the slope will cause rain to accelerate from the north side against a brick wall - which in neighbouring properties has caused damp and damage. There are no guttering accommodations on the plan. Indeed if guttering is not included damage is likely, and inspection between the structures impossible due to the lack of accessway as the structure is close to the boundary.

However, if guttering is installed Southern Water has objected to it being discharged, subject to H3, into the drainage system and indeed it would require a sewer connection - which is again objected to by southern water as a section 106 has not been completed. The guttering in addition would prevent access between the structures for inspection of likely damp and would encroach on the adjacent structure.

In either case permission should not be granted as the water from the roof cannot be safely discharged and no application for s.106 has been made nor how the H3 would be satisfied.

Continuing, the property is reportedly spread over 1300 sq feet making it already one of the larger properties in the area, with ample storage already available. Despite this, it sold in 2023 for £530000 according to an online system and this is over £100,000 cheaper than the adjoining properties, making it the affordable option in this neighbourhood. To encourage the removal of the affordable housing would be opposing to the spirit of the estate.

Additionally the application PP-14605859 is falsely completed, the work has already been started without consent as described by the proposal title, " Retrospective erection of a single storey garden building." The development can indeed also be seen from a public road, footpath etc by the height beyond the fence which impacts the large green space surrounding the development.

Without the modifications and correct submissions as described above, it is only possible to object most strongly to this development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton