

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 11:21:45 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0286
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 19/03/2026 11:21 AM.

Application Summary

Address:	73 Daux Avenue Billingshurst West Sussex RH14 9TD
Proposal:	Demolition of existing garage and erection of a detached dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	58 Daux Avenue Billingshurst
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Concerns and issues regarding planning application DC/26/0286 (73 Daux Avenue RH14 9TD) I strongly object to the proposed development of an additional house for the following reasons: - My family and I moved into Greenleaves knowing that the plots were small and tightly packed. We expected the overall number of homes to remain at 46, as the TP1 deed indicates no extra

buildings on plot. Adding another detached house will increase the already cramped estate. In the original planning for the estate (ref DC/10/0819) Bellway's plan for 55 houses was reduced by the council to 46. Bellway pushed for more, this number should not now be allowed to grow.

- The plans will be in breach of a restrictive covenant in the applicant's transfer document (TP1): "Not to erect any other building or structure upon the Property without the previous written consent of the Transferor/Manager". The Manager is the Greenleaves (Billingshurst) Management Co. Ltd which is owned by all of the freeholders and is not mentioned in the planning application. A Deed of Variation will be required which would require the permission of the Manager. Small extensions should be allowed but a detached house is excessive.

- If planning permission is granted this could set a precedent for other developments on existing estate plots; we may not be able to prevent this.

- I am aware that when the existing property was being built there was an issue with subsidence. This was because the builders used this area to store their heavy equipment. Therefore will underpinning be required and will this severely damage the tree roots ?

- Parking space within Greenleaves is very limited; sadly this appears to be the case with all new estates. If the 4-bedroom house (without a garage!), is fully occupied it's highly likely that more than the planned 2 parking spaces will be needed; currently there is room on the plot to construct extra parking slots. If permission to build is given the existing 4-bedroom house would have less space and extra cars would need to be parked on the already congested roads. A number of children live on the estate, in the near future many of them may purchase their own cars hence even less parking will be available.

- The proposed parking spaces do not appear large enough to prevent damage to the amenity grassland, fencing and nearby streetlight. Assurances are needed that this will not be damaged and if it is damaged it will be repaired by the developer.

- The existing view from several houses will be negatively affected by the proposed new house.

- The building work would cause serious disruption to the neighbouring properties; some of them are very close to the proposed build area.

- There is a high probability of heavy plant machinery damaging the shared brick paving road to the property which is not built to council adoption standards. There would need to be guarantees that there will be no damage and if it is that it will be rectified.

- In the original development the current house design was moved from elsewhere on the estate to its current location (replacing 2 two bedroom houses). This was apparently because the original houses did not "sit comfortably within the street scene and the surrounding housing mix", proximity to the trees was also a factor. This action needs to be taken into account.

- There is no visibility of the HDC Tree Officer's tree report

PE/25/0091 mentioned in the application? This should be made available in the planning portal.

- Even though the application states that there is sufficient space for the new house without causing damage to the multiple TPO'd oak trees there is a danger that as construction takes place unplanned changes might be needed to the foundations which will adversely affect the root systems and may not be divulged. For the sake of the environment and the benefits to all life that they bring we must protect our mature trees.

- The Greenleaves (Billingshurst) Management Company is not mentioned in the application as "owners" of the roads and the adjacent amenity grassland under the Certificate of Ownership - Certificate B. This company is responsible for the maintenance of the communal areas, roads, the public open space and the surrounding tree belt and is funded by the residents.

- Will the existing plot and house be sold off or rented separately, separately meaning that there must be an extra contribution to the service charges? If not this will put an extra burden on the management company in relation to the roads and communal areas without a financial contribution. The Design & Access statement does not make this clear.

- A numbers of new estates are currently being built nearby, these are currently or will be available to purchase; I don't understand the apparent necessity to build a detached house in the proposed location within an already built up estate.

- I have noted that the Billingshurst Parish Council in their Planning Committee meeting on 3rd March correctly (in my opinion) voted to object to the development on the grounds of over-development.

- Will noise restrictions be put in place during development?

- What will the builders working hours be?

Kind regards

Telephone:

Email: planning@horsham.gov.uk

