From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 October 2026 09:23:19 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0781
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 22/10/2026 9:23 AM.

Application Summary

Address:	3 Station Road Billingshurst West Sussex RH14 9RF
Proposal:	Erection of a new dwelling.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Stable Cottage 5 Station Road Billingshurst West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	To: Horsham District Council Planning For the attention of: Bethan Tinning Date: 22 October 2026 Ref: Planning application DC/26/0781

Dear Ms Tinning,

I would like to comment on the above application for the erection of a 'single storey' dwelling at 3 Station Road Billingshurst RH14 9RF:

1. INCORRECT & MISSING INFORMATION

A) This application should not be considered in its present form because page 1 of the planning statement refers to 'Change of use from residential to veterinary practice at 1 Woodcot, New Road, Billingshurst'.

B) The application contains several references to a 'single-storey dwelling' while the plans clearly show a two-storey build with two upstairs rooms (purpose not stated) and dormer windows. The applicant's agent Mr Wright makes great play of the reduction from a two-storey to single-storey form providing much-needed extra housing, but the plan does not actually show any bedrooms. Where are the new occupants going to sleep?

C) There are no physical dimensions on the plans that show the size and height of the proposed new house nor distances from boundaries, Station Road and the existing property at number 3.

D) There is no indication as to how the remaining garden is to be divided/shared between the existing and proposed dwellings.

2. HIGHWAYS & PARKING

Station Road is extremely busy and is the principal means of access to Billingshurst Primary School, Children & Family Centre and The Weald Secondary School. It is also the main HGV route to the industrial areas by the Railway Station. The proposed development site is on a bend with poor sightlines and a narrow pavement, and the addition of two more cars would increase danger to pedestrians and other road users. At school times there are always cars parked on the double and single yellow lines in Station Road, with very little or no enforcement. It is difficult to see how building materials could be practically and safely delivered to the site, and contractors' vehicles parked without jeopardising access to numbers 7-9, 5 and 11 Station Road. It is also difficult to see from the site plan (115/26/2) how an additional two cars would be able to turn and park in the spaces shown. On page 7 of the application form it states that a new or altered vehicle access is proposed, but para 4.12 of the Planning Statement says that no alterations are necessary. At present the owners of number 3 regularly park three cars on their driveway. The additional two spaces that are proposed would give a total of five which could lead to overspill parking on Station Road and adjacent roads.

3. OWNERSHIP OF SHARED DRIVEWAY

It is my understanding that the applicant, despite claiming to the contrary, does not have ownership of the shared driveway and that access has only been granted for one dwelling at number 3 Station Road by the owner. This would need to be checked and resolved before any proposed development could proceed.

In conclusion, this application appears poorly prepared, and I wish to object to the proposed development on the grounds of:

An incorrect and incomplete application that provides insufficient information

Highway Access & Parking

Driveway access & ownership

22/10/26

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council