

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 May 2026 15:12:51 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0616
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 25/05/2026 3:12 PM.

Application Summary

Address:	82 Bedford Road Horsham West Sussex RH13 5BH
Proposal:	Erection of a single storey rear extension.
Case Officer:	Meg Bayliss

[Click for further information](#)

Customer Details

Address:	20 Bedford Road 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 - Other - Overdevelopment - Privacy Light and Noise

Comments:

I write to formally object to planning application DC/26/0616 for the erection of a single storey rear extension at 82 Bedford Road, Horsham, on the following grounds.

1. Overdevelopment and scale

The proposed extension represents an overdevelopment of the plot. A single storey rear extension of this nature - when considered alongside the applicant's stated intention to create a 6-bedroom House in Multiple Occupation (HMO) - goes significantly beyond what is appropriate for a residential property on this street. The cumulative footprint and intensity of use would be out of proportion with the character of surrounding properties.

2. Material change of use - HMO

It is my understanding that the purpose of this extension is to facilitate the conversion of 82 Bedford Road into a House in Multiple Occupation with six en-suite bedrooms. A property of six or more occupants constitutes a sui generis HMO under the Town and Country Planning (Use Classes) Order 1987, requiring a separate change of use application. I urge the Council to investigate whether the full scope of the proposed works and change of use has been disclosed, and to consider this application in that wider context. Approving the extension in isolation, without considering the intended use, risks enabling a significant material change of use by the back door.

3. Parking and highway safety

Bedford Road is a residential street that already experiences significant on-street parking pressure. A 6-bedroom HMO would likely house six or more adults, each potentially with a vehicle, placing an unsustainable additional burden on parking provision. The Council's planning policies require adequate parking to be demonstrated. No such provision appears to have been made.

4. Noise, disturbance and amenity

The intensification of use - from a family dwelling to a multi-occupancy property - would generate materially higher levels of noise, foot traffic, and general disturbance to neighbouring residents. Bedford Road is a family-friendly street, and residents have a reasonable expectation that the character and amenity of the area is protected.

5. Waste and refuse

A 6-bedroom HMO would produce significantly more waste than a standard family home. Without dedicated, screened bin storage provision, this risks an unsightly and unhygienic accumulation of refuse on the street frontage, to the detriment of neighbouring properties.

6. Character of the area

The proposal, taken together with the intended HMO use, is out of keeping with the predominantly family residential character of Bedford Road. The Council's policies seek to protect the amenity and character of established residential neighbourhoods, and I submit that this application conflicts with those objectives.

I respectfully request that the Council either refuses this

application or, at minimum, investigates the full intended use of the property before any decision is made. I would also ask that any HMO licensing or change of use implications be considered by the relevant departments.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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