

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 May 2026 17:32:14 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 5:32 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:	7 Agate Lane Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
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Comments:	Re: Objection to Planning Application - 82 Bedford Road, Horsham, RH13 5BH
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As the former owner of 80 Bedford Road, I wish to formally object to the above planning application on the following grounds:

The proposal represents an overdevelopment of a relatively small site within an area that is predominantly occupied by family homes. The scale and intensity of the proposed development in a small Victorian terrace property, including the creation of six double bedrooms with the potential for up to twelve occupants, is entirely out of character with the surrounding residential area and would materially alter the nature of the neighbourhood.

I am also concerned about the increased noise, disturbance, and general activity that would arise from a development of this scale, particularly given the shared access arrangements between neighbouring properties. The increased number of occupants would inevitably place additional pressure on parking in an area that is already heavily congested. There is a real risk that vehicles associated with the property will park within the garage access road opposite the property which will obstruct access to the garage I rent from Saxon Weald. This has caused significant inconvenience in the past.

The submitted site plan also appears to inaccurately claim ownership or control over land that belongs to 80 Bedford Road at the rear of the site and the alleyway between 82 and 84 Bedford Road over which 80, 82 and 84 have right of way. This should be investigated and corrected before any determination is made.

In addition, the side extension shown on the site plan does not appear to have been properly included within the planning application and may not meet permitted development requirements. The new extension is proposed to be built directly on the boundary with 80 Bedford Road and would significantly reduce the already limited natural light to the kitchen window at that property. The impact on residential amenity and daylight has not been adequately addressed.

There are also concerns regarding the external appearance and materials. The submitted plans do not appear consistent with the works being undertaken, and it is assumed that the applicant intends to render the external walls rather than use matching bricks as detailed on the submitted plans. This would be visually harmful and out of keeping with neighbouring properties.

The proposed layout raises serious concerns regarding compliance with HMO standards and building regulations. A six double-bedroom property could reasonably accommodate up to twelve occupants, yet the proposed kitchen arrangement appears inadequate for that number of residents. The plans only show a single entrance door to the kitchen despite the plans showing an additional door to the proposed rear bedrooms. This could present a significant fire risk to all residents of the property. Furthermore, the kitchen appears to be internal with no clear provision for suitable ventilation. No ventilation details are shown for either the

kitchen or the proposed en-suite bathrooms.

The plans also suggest that chimney breasts may have been removed internally, while the chimney stack itself remains in place externally. Unless adequate structural steelwork has been installed, this could compromise the structural safety of both the subject property and 80 Bedford Road.

Another major concern is the proximity of the development works to the public sewer which runs across the rear garden of 82 Bedford Road and down the alleyway between 82 and 84 Bedford Road. It appears that building works may have commenced without consultation or approval from Southern Water. Given the age and condition of the sewer, and the additional waste from six en-suite bathrooms, this matter requires urgent investigation particularly has there have been previous incidents where the sewer has been blocked due to waste from 82 Bedford Road. Loss of garden amenity may also increase the likelihood of flooding during periods of intense rain as the properties have soakaway surface water drainage.

The application also fails to demonstrate adequate provision for household waste, recycling storage, and bicycle storage for the likely number of occupants.

Overall, the proposal would result in overdevelopment, harm neighbouring residential amenity, increase pressure on local infrastructure and parking, raise significant structural and drainage concerns, and fail to adequately demonstrate compliance with HMO and building regulation requirements.

I respectfully request that the application be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

