From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 September 2025 18:52:18 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1006
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 01/09/2025 6:52 PM.

Application Summary

Address:	35 Churchill Avenue Horsham West Sussex RH12 2JP
Proposal:	Subdividing of existing plot and erection of a two storey 4 bedroom dwelling.
Case Officer:	Shazia Penne

Click for further information

Customer Details

Address:	31 hazelhurst crescent Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Supporting Statement in Favour of DC/25/1006 Application reference: DC/25/1006 - 35 Churchill Avenue, Horsham

I wish to express support for the proposed subdivision of 35 Churchill Avenue and the erection of a two-storey, 4-bedroom dwelling. In considering this application, I believe the concerns raised in objections can be addressed through both policy context and consultee advice:

1. Character and Design

The proposed dwelling reflects the scale and form of existing two-storey houses in Churchill Avenue. While most of the street is comprised of semi-detached houses, this proposal is for a detached dwelling of approximately three-quarters the size of those semi-detached properties.

Elevations confirm ridge and eaves heights consistent with surrounding dwellings.

The property opposite has recently been granted permission for a two-storey side extension, creating a building of similar bulk and character. This demonstrates that development of comparable scale has already been accepted in the cul-de-sac and is further evidenced by multiple similar properties in the immediate area.

HDPF Policy 33 encourages efficient use of land within built-up areas, and the NPPF (para. 129) strongly supports the principle of infill within settlement boundaries. Subdivision of plots is commonplace in Horsham, and this proposal will integrate sympathetically with its cul-de-sac setting.

2. Residential Amenity

Objections regarding light loss and overshadowing are not supported by technical evidence.

The BRE daylight/sunlight 25°/45° tests have been applied: both the 15m rear garden boundary and the approx. 30m separation to Hamilton Road houses comfortably pass. No breach of national daylight/sunlight standards arises.

At 30m, window-to-window separation exceeds the widely recognised 21 m rule-of-thumb, ensuring no direct privacy loss. While change will be perceptible, the development does not result in unacceptable harm under HDPF Policy 33.

3. Highways, Parking and Turning Head

The Local Highway Authority (WSCC) has reviewed the scheme and concluded:
- No injury accidents have been recorded on Churchill Avenue in the last five years.
- A single additional dwelling will not materially alter traffic flows or safety.
- Visibility splays can be conditioned.
- There is no "severe" impact, so no transport grounds for refusal under NPPF para. 116.

On parking:
- The host dwelling gains two off-street spaces, an improvement over its historic arrangement, removing cars from the street.
- The new dwelling benefits from a driveway capable of accommodating two vehicles, supplemented by a garage that remains usable for smaller cars or storage.
- Taken together, this represents a net gain in off-street provision, offsetting concerns about overspill.

The turning head remains available for refuse and emergency vehicles. WSCC has confirmed it cannot support refusal on safety grounds.

□

4. Trees and Biodiversity

I note that two trees were previously removed following professional advice, one due to severe internal decay.

The design allows space for replacement planting, and conditions can secure landscaping and biodiversity net gain in line with HDPF Policy 31.

The north-east corner of the new dwelling sits approx. 1.6 m outside the root protection area of the retained tree at around 11 m, confirming no direct encroachment.

No veteran or protected trees are affected.

□

5. Water Neutrality

The applicant has stated his commitment to providing a water neutrality strategy, in line with Horsham District Council's requirements. This can be secured by condition or legal agreement.

□

6. Policy Balance

Horsham currently has only a one-year housing land supply, which triggers the NPPF presumption in favour of sustainable development (para. 11(d)).

In this context, the delivery of a family dwelling in a sustainable location close to schools, bus routes, shops and Horsham Station carries significant weight.

The modest harms alleged (perceptions of overlooking and parking pressure) do not significantly or demonstrably outweigh the benefits of providing much-needed housing.

□

Conclusion

This is a modest, well-designed infill scheme within Horsham's built-up area, supported by both national and local policy.
- Amenity impacts are acceptable: 30m separation and BRE daylight tests passed.
- Highway safety is acceptable: WSCC has confirmed no severe impact, and off-street parking is improved overall.
- Design and scale: consistent with local character and recent permissions in Churchill Avenue.
- Environmental impacts: capable of being addressed through conditions on landscaping, cycle storage and water neutrality.

For these reasons, I respectfully support the application and urge Horsham District Council to grant planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council