

From: Planning@horsham.gov.uk
Sent: 24 April 2026 18:10
To: Planning
Subject: Comments for Planning Application DC/26/0567

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 24/04/2026 6:10 PM.

Application Summary

Address:	9 Montpelier Gardens Washington West Sussex RH20 3BW
Proposal:	Erection of 2no. semi-detached houses on land to the side of 9 Montpelier Gardens. Demolition of single storey element to side of existing No. 9 and erection of a two storey rear extension to the host dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	7 Montpelier gardens Washington
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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:	I wish to formally object to the above planning application for the construction of two semi-detached dwellings adjacent to my property. My objection is based on several material planning considerations which I believe have not been adequately addressed and which conflict with both national and local planning policy, including the Horsham District Planning Framework and the National Planning Policy Framework. Firstly, while my property already experiences a significant loss of natural light due to the presence of large trees to the rear, the proposed development would materially worsen this existing situation. The scale, height, and proximity of the two dwellings would further reduce the limited daylight currently available to my home and garden, resulting in an unacceptable

level of overshadowing and a further deterioration in living conditions. This is contrary to Policy 33 (Development Principles) of the Horsham District Planning Framework, which requires development to protect the amenity of existing residents, as well as Paragraph 135 of the National Planning Policy Framework, which seeks to ensure a high standard of amenity for all users.

In addition, the proposed buildings would create a direct sense of enclosure and increased overlooking. Their positioning would allow views into my garden as well as into both the ground floor patio doors and first floor windows of my property. This would significantly harm my privacy and residential amenity and conflicts with Policy 33 of the Horsham District Planning Framework, which seeks to prevent unacceptable harm through overlooking and loss of privacy.

In addition, I have serious concerns regarding parking provision and highway safety. The area already experiences significant parking pressure, with vehicles frequently occupying what is intended to function as a turning circle. This creates obstruction and potential safety hazards. The addition of further residential units will inevitably exacerbate this existing issue, leading to increased congestion and reduced manoeuvrability for vehicles, including emergency access. This is contrary to Policy 40 (Sustainable Transport) of the Horsham District Planning Framework and Section 9 of the National Planning Policy Framework, both of which seek to ensure safe and suitable access for all users.

Furthermore, the proposal represents an overdevelopment of the site. The scale and intensity of the development fail to respect the character of the surrounding area and result in an unneighbourly form of development that is out of keeping with its context. This conflicts with Policy 32 (The Quality of New Development) and Policy 33 (Development Principles) of the Horsham District Planning Framework.

Overall, the proposal would result in unacceptable harm to neighbouring amenity through increased overshadowing, overlooking, and parking stress, and fails to comply with key local and national planning policies.

For these reasons, I respectfully request that the application be refused.

Yours faithfully

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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