

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 July 2026 01:09:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 04/07/2026 1:09 AM.

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:	5 Montpelier Gardens Washington Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	This is a copy of a shared ChatGPT conversation Report conversation For an application in England, it helps to refer to planning

principles in the National Planning Policy Framework (NPPF). The strongest objections are based on material planning considerations such as design, character of the area, overdevelopment and highway safety.

Here's a revised version:

Writing

Objection to the Revised Planning Application

I wish to object to the revised planning application as I do not believe the amendments overcome the concerns raised by the original proposal.

Firstly, the proposal represents overdevelopment of the site. The introduction of two additional dwellings would result in a cramped form of development that is out of keeping with the character, spacing and layout of the surrounding properties. The existing houses in the area are not built at this density, and the proposal would appear incongruous within the street scene.

Secondly, I have serious concerns regarding the proposed parking arrangements. The revised plans show one parking space for No. 9 together with parking for the two proposed dwellings. In reality, it is not feasible to accommodate four parking spaces within the available area while allowing vehicles to safely enter, manoeuvre and exit the site. The plans appear unrealistic and are likely to lead to overspill parking on the highway, increasing congestion and creating highway safety concerns.

The proposal is therefore contrary to the principles of good design set out in the National Planning Policy Framework, which seeks to ensure that developments are sympathetic to the local character and provide safe and suitable access and parking arrangements. It is also inconsistent with the objectives of the local planning authority's development plan, which requires development to respect the character of the area and provide adequate parking and access.

For these reasons, I respectfully request that the Council refuses planning permission for this revised application.

If you tell me which council is considering the application (for example, Birmingham City Council or another council), I can also include references to the specific local plan policies that planning officers must consider, making your objection even stronger.

Horsham district council

Here's a version tailored for submission to Horsham District Council. It refers to the Council's adopted planning policies and

the National Planning Policy Framework, both of which require development to respect local character and provide safe, suitable access and parking.

Writing

Objection to the Revised Planning Application

I wish to object to the revised planning application as I do not consider that the amendments overcome the significant planning concerns raised by the original proposal.

The proposal represents an overdevelopment of the site. The addition of two new dwellings would create a cramped and overly intensive form of development that is out of keeping with the established character, layout and spacing of neighbouring properties. The existing pattern of development in this area consists of more generously spaced houses, and this proposal would be visually intrusive and harmful to the character of the street scene.

I also have serious concerns regarding the proposed parking arrangements. The revised plans indicate one parking space for No. 9 together with parking for the two proposed dwellings of 2 parking spaces for each of these dwellings. In my view, it is not physically possible to accommodate four parking spaces within the available area while still allowing vehicles to safely enter, manoeuvre and leave the site. The parking layout is therefore unrealistic and unworkable.

As a result, there is a significant risk of overspill parking on the surrounding roads, leading to increased congestion, inconvenience for existing residents and potential highway safety issues.

The proposal is contrary to the principles of the National Planning Policy Framework, which seeks to ensure that developments are sympathetic to local character and provide safe and suitable access for all users. It is also inconsistent with the adopted planning policies of Horsham District Council, which require development to respect the character of the area and provide adequate parking and access arrangements.

For these reasons, I respectfully request that Horsham District Council refuses planning permission for this revised application.

If the revised plans also show insufficient turning space, meaning cars would have to reverse onto the road, or if there are existing parking problems in the street, those are additional material planning considerations that can strengthen your objection.

Sources

Parking problems already exist in this small unadopted dead end road

You can strengthen the objection by explaining the existing conditions on the road and why the proposed parking is likely to make them worse.

Writing

Objection to the Revised Planning Application

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I also have serious concerns regarding the proposed parking arrangements. The revised plans indicate one parking space for No. 9 together with two parking spaces for each of the two proposed dwellings. In my view, it is not physically possible to accommodate all of these parking spaces within the available area while still allowing vehicles to safely enter, manoeuvre and leave the site. The parking layout is therefore unrealistic and unworkable.

Parking problems already exist on this small, unadopted dead-end road. The proposal is likely to increase the demand for on-street parking, resulting in further congestion and making it more difficult for residents, visitors and emergency or service vehicles to gain access. The additional vehicle movements generated by the development would also have an adverse impact on highway safety within this constrained road.

The proposal is contrary to the principles of the National Planning Policy Framework, which seeks to ensure that developments are sympathetic to local character and provide safe and suitable access for all users. It is also inconsistent with the adopted planning policies of Horsham District Council, which require development to respect the character of the area and provide adequate parking and access arrangements.

For these reasons, I respectfully request that Horsham District Council refuses planning permission for this revised application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton