

Slades
Blackbridge Lane
Horsham
RH12 1RP
16th July 2026.

Marie Riggs
Planning Dept
Horsham District Council

Consultation Comment: DC/26/0808

Dear Marie,

With reference to the 1:500 OS Block plan, uploaded on 18/05/26 (plan reference number TQRQM26134170940489).

I am writing on behalf of myself and my wife. We wish to **object** to the proposal based on HDC planning categories of design, loss of general amenity, and trees/landscaping.

However, we also wish to advocate for a plan revision that would mitigate these objections and would change our stance to **support**, if presented in an updated Block plan.

OS Block plan observations

The OS Block plan has inaccuracies, as below:

- The plan distance from the north side wall of the proposed garage to Slades' boundary fence is ~2.1m. Mr. Whitaker has confirmed that the built distance will be 1.6m.
- The Slades southern single-story extension is shown as 3.0m from the boundary fence. This is incorrect. The distance from the extension wall to the fence is 2.2m (measured on site).
- The single-story rear extension to No.11 that was built under DC/24/0741 is not shown. This extension is an important visual element in the current site.

Middle garden

Our objections centre on the impact of the development to the amenities we enjoy in the middle garden and the ground floor kitchen/breakfast room that faces directly the single-story rear extension of No.11 (see Figure 2). We use these areas throughout the day.

The proposed garage design is a very large building for an outbuilding in a town setting, with a ridge height of 4.6m. The part gable end roof will tend to accentuate its height and presence.

Rather than being somewhat concealed between the 2 properties, the massing and scale of the garage will be very apparent in this middle garden area, and we feel will be overbearing and impacting on amenity and outlook.

The middle garden has a 60+ year fir tree directly on the border fence. This is Tree B on the Block plan. The tree is 8m+ tall with a crown radius at mid height of 2.0m+. The east end (rear end) of the garage will extend a little past the trunk of Tree B.

Despite the generous distance of 1.6m from the fence to garage north wall, unfortunately it will not be possible to work round the tree on ladders to prune and maintain the south side of the tree, as has been done in the past.

Consequently, it will be necessary to heavily reduce the south side of the tree prior to garage construction. As this fir species only grows from live branch/frond tips the tree will not regenerate on that side and will be bare.

Lounge light considerations

Regarding loss of light into the south facing lounge facing the border fence. We **do not** have any concerns relating to this.

The lounge has 5 large PVC windows (1.47m wide x 1.17m high) and east facing double patio doors (1.47m wide x 2.08m high) on the south-east corner. The single-story part of the lounge (adjacent to the development) has three of these windows plus the patio doors. The floor area of this lounge extension is 14.95 sqm. The aggregate area of these three windows and patio door is 8.22 sqm. This gives an unadjusted window/floor area of ~55%. This is a very light room throughout the year, even in Winter.

The spacing between Slades fence and the lounge southern wall is 2.2m. The proposed garage will be 1.6m from the border fence. So, the garage north wall will be a substantial 3.8m distance away from the lounge wall.

Scheme revision

We would like to advocate for the following scheme change:

- Move the position of the garage closer to Blackbridge Lane so that the front wall of the garage is in line with the main front elevation of No.11. This move is ~2.0m.

The east end (rear) of the garage would then sit 0.5m beyond the end of No.11 single-story rear extension.

In this position, the garage would be more fully between the two houses and be less overbearing on Slades' middle garden and kitchen/breakfast room. This position would also provide relief to Tree B and allow easier pruning access.

From the perspective of Slades' front garden (the area between Slades house and Slades garage) this new position has no impact on amenities as the garden is a transitional space. Tree A on the plan is not close enough to be affected.

If a revised Block plan was submitted with this new position, then we would be pleased to **support** the application.

Thank you for considering these points.

Kind regards,

[Redacted Signature]



Figure 1: Front Garden looking to South to No.11



Figure 2: Middle Garden looking South to No.11