

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 June 2026 12:26:45 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0938
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 30/06/2026 12:26 PM.

Application Summary

Address:	South View Dorking Road Kingsfold Horsham West Sussex RH12 3SA
Proposal:	Permission in Principle for the demolition of the existing outbuilding and erection of a single storey dwellinghouse.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	The Oaks Dorking Road Kingsfold
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Trees and Landscaping
Comments:	The proposed 4 bed bungalow at 162sqm is considerably larger than the existing shed, which is a mere 15sqm, and represents a significant loss of natural habitat. It must be considered a new development (and outside the bounds of the 'unclassified settlement' of Kingsfold). It is noted that the plan leaves little

outside space for parking and garden activity. A smaller footprint should be considered, but any alteration of the design to include dormer windows facing west would invade the privacy of the neighbouring property and would be objected to.

The proposed access through the grounds of South View, and the disproportionate area of land this removes from that property, would significantly reduce the value of South View and thus does not seem viable. More realistically, the developer may push for a new access to the road (A24) directly from the new property. This would involve removal of mature trees. It should be noted that at this point in the road, there are blind bends to the left and right on a fast section (50mph), in a known accident spot. Approval of any such entrance should be accompanied by a reduction of the speed limit of 40mph.

The only means of safely accessing the new property would be by car, even to travel the few hundred meters to Kingsfold (local amenities here being the bus stop and pub). Walking out or cycling on this single carriageway part of the A24 (50mph), which has no verge, are dangerous.

There is no indication how sewage would be dealt with.

Electricity supplies to the existing properties (The Oaks and South View) are via (240v) overhead cables and are near their full capacity. Any upgrade to three phase heavy black overhead cables would be detrimental to the visual environment and would be objected to. Underground cabling from the nearby 1,000v transformer should be planned for.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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