

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 April 2026 09:42:41 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0507
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 20/04/2026 9:42 AM.

Application Summary

Address:	3 Yew Trees Stane Street Slinfold Horsham West Sussex RH13 0RE
Proposal:	Erection of a single storey side and rear extension with crown roof.
Case Officer:	Halima Chowdhury

[Click for further information](#)

Customer Details

Address:	Gate Lodge Stane Street HORSHAM
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Trees and Landscaping
Comments:	Considering the proposal, the covenants on Land registry SX 34754, which were passed to new owners, A Riparian ditch runs along the western boundary. This appears to be behind a new fence erected. This ditch acts to assist prevention of flooding of neighbouring houses and environment protection. Surface water run off also goes into this ditch established around 1952. This must be maintained and should be added to recommendations.

I would like a flood risk assessment to be performed as the extension which is large means more concrete and less soft landscape for water to be absorbed. What is the detailed drainage strategy if the extension went ahead?

Original planning was for limited residential intensification, and the extension will be out of character with the other properties on site. (Planning DC/16/2200 and DC/16/2001) A restrictive covenant on the land is for nothing other than the dwelling and there is already an office built in the garden plus a shed. Both have concrete floors. The intended extension will be out of place in this small development which was carefully designed to maintain a rural open barn style community.

Although single story, it is in an elevated position to other housing on the land. The house is piled and a depth of concrete already present reducing water absorption on site. Currently water is deflected along the hedge line south easterly which floods down past my property making it impossible to access my garden at times during the year. I have sand bags at the front of my property due to excessive water run off already.

The Oak tree is potentially going to have roots under the proposed extension or a new patio. This tree needs a TPO to protect it as ancient and in keeping with the rural area.

The original brick and weatherboard cladding of the house should be continued in the proposal not an out of character design of glass roof lantern.

This large extension will counter preserve the rural character and appearance of the existing properties on the site.

I have concerns the single access driveway leading to the site will become congested with delivery vehicles at times, and compromised during any work's done, especially muck away lorries, and would need to be overhauled on completion of any works. Should any planning be accepted then restricted hours of external and internal construction needs clear boundaries potentially and no weekend work to be carried out.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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