

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 April 2026 11:04:05 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 11:04 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:	4 Yew Trees Stane Street Slinfold
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	the proposed design, specifically the depth and roofline is discordant with the established scene and fails to respect our privacy and the cohesive feel of the development of four iidential houses plus the original Gate Lodge. The proposal is too large for the plot causing a cramming effect on

rural open land.

The proposed massing and height would have an overbearing oppressive impact on our property and will result in loss of privacy. This effect would be exacerbated by the sloping nature of the land i.e. the applicant's property is sited above my property and the land slopes down towards my property and beyond to Gate Lodge. A 20 feet drop from the Western boundary to the Eastern boundary.

The proposed development would result in direct overlooking of a habitable upstairs room and our private garden areas, leading to a significant loss of privacy.

The scale and proximity of the proposed extension will create an overbearing and oppressive environment reducing our enjoyment of our property.

The development proposal is not in keeping with the character of the area, representing an overdevelopment of the site. The applicant has already erected a large garden office that has an overbearing view directly into our garden, this proposal is further visually intrusive and detrimental to the visual amenity of the rural and open scene and will further compromise the privacy of our garden.

The proposed development will increase impermeable surfaces, leading to a material increase in surface water run off and a significant flood risk to my property and the surrounding area.

There may be impeded riparian flow. A riparian ditch runs North to South across the applicant's garden. The applicant has failed to provide a detailed drainage strategy or a site specific flood risk assessment which is crucial given the site's proximity to a watercourse.

Furthermore, the property has an ancient oak tree with the curtilage of the property that makes a positive contribution to the landscape character and public amenity. No measured tree survey has been submitted to make a fair assessment of the impact of the proposed works. The proposed new footprint plus additional likely hard landscaping is likely close to the recommended root protection area of the tree.

The proposal is for a property that has only been built in the last 6 years. The original planning application to build the development of four houses was rejected several times until plans were submitted for mid size houses of equal size, with offsetting to afford each owner privacy. (Planning applications: DC/16/2200 and DC/16/2201). The applicant has already erected a large home office and extended the property into the space above and within the sizable garage and this proposal would see the property

further extended beyond what could reasonably fit the rural, open look and feel of this small residential site.

Furthermore, a narrow shared gated access from the busy A29 and a narrow shared block paved driveway, shared between the applicant and four other residential properties would be unable to sustain the weight of site traffic and plant required for such a development. Heavy plant vehicles would compromise the integrity of the block paving and the driveway's borders with neighbouring properties. specifically Number 1 Yew trees and Gate Lodge.

Consideration should be given to the impact of the loss of garage to the applicant's property. This was developed to house a gym and sauna complex and has compromised their ability to park any more than two cars within the boundary of their area of the shared driveway. All other would vehicles impinge the shared areas of the driveway. The development proposal would be unable to proceed without continuous blocking of our private area of the driveway and would render us unable to exit our property without hindrance.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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