

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 September 2026 13:49:24 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1197
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 13/09/2026 1:49 PM.

Application Summary

Address:	St Marks Court Chart Way Horsham West Sussex RH12 1XL
Proposal:	Prior Approval for the Change of Use of the existing Class E building into 195 residential dwellings comprising 58no. 1 bedroom (1 person), 115no. 1 bedroom (2 person), 12no. 2 bedroom (3 person) and 10no. 2 bedroom (4 person) units.
Case Officer:	Robert Hermitage

[Click for further information](#)

Customer Details

Address: 51 Linden House Chart Way Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	I wish to object to the proposed development of 68 flats directly opposite Linden House my current residence. 1. Increased traffic, highway safety and disturbance

The proposed development is likely to generate a significant increase in vehicle movements through the basement access serving Linden House. This is already a compact space where manoeuvring and fitting vehicles can be difficult.

The additional traffic associated with 68 flats raises concerns about highway safety, pedestrian safety and the safe movement of vehicles within the basement. It could also lead to increased congestion, vehicle conflict and difficulty accessing or parking within the existing residential development.

I am concerned that the resulting increase in vehicle movements, together with associated noise, headlights, deliveries and general activity, would cause ongoing disturbance to residents of Linden House. These impacts should be properly assessed, particularly given the constrained nature of the existing access and parking arrangements.

2. Loss of privacy and residential amenity

The proposed development would be directly opposite Linden House and would introduce a substantial number of new residential units facing our building.

The resulting overlooking and loss of privacy to the front of Linden House would have a significant impact on our residential amenity. Residents would experience overlooking from windows and balconies, as well as increased activity and movement directly opposite our homes.

This would affect our ability to enjoy our homes with a reasonable level of privacy, particularly given that the proposed development would be occupied continuously, seven days a week and throughout the year.

I ask the Council to carefully assess the relationship between the proposed development and Linden House, including the separation distances, window and balcony positions, overlooking, and the cumulative impact on residents' privacy and residential amenity.

3. Overall impact

Taken together, the increased traffic, constrained basement access, potential disturbance and loss of privacy would have a significant adverse impact on the living conditions of residents at Linden House.

I respectfully ask the Council to consider these impacts carefully and to refuse the application if the proposed development cannot be demonstrated to provide an acceptable relationship with the existing residential development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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