

Appeal 6013893

# Interested party comments

|                          |                                           |
|--------------------------|-------------------------------------------|
| Appeal type              | Planning                                  |
| Appeal procedure         | Written                                   |
| Appeal site              | 40, Newland Road, Upper Beeding, BN44 3JJ |
| Agent contact details    | David Campion<br>[REDACTED]               |
| Local planning authority | Horsham District Council                  |
| Application number       | DC/25/2072                                |

## Interested party 1

### Comments

Appeal Reference: 6013893  
LPA Reference: DC/25/2072  
Site Address: 40 Newland Road, Upper Beeding, West Sussex  
BN44 3JJ

To: The Planning Inspectorate

### Objection to Appeal

Upper Beeding Parish Council wishes to maintain its objection to the appeal lodged against Horsham District Council's refusal of planning permission for the erection of a single-storey dwelling at 40 Newland Road, Upper Beeding.

The Parish Council supports the Council's decision to refuse planning permission and respectfully requests that the Planning Inspector dismiss the appeal.

The Council remains concerned that the proposed development would constitute an inappropriate form of development on the site and would fail to respect the character and appearance of the surrounding area. The proposal would result in additional built form that appears cramped and out of keeping with the established pattern of development in Newland Road, thereby causing harm to the visual character of the locality.

The Parish Council is also concerned that the development would represent an overdevelopment of the site. The introduction of an additional dwelling within the plot would diminish the spacious character of the area and could have adverse impacts on neighbouring residential amenity through increased activity, disturbance, and pressure on parking and access arrangements.

Furthermore, the proposal would set an undesirable precedent for similar forms of back garden or infill development within the village where such development may not be appropriate. The cumulative effect of such developments could undermine the established character of the area and erode the qualities that contribute to the village's identity.

The Parish Council considers that the reasons for refusal identified by Horsham District Council remain valid and that the appellant has not demonstrated that the proposal would comply with the relevant planning policies designed to protect the character of established residential areas and ensure high-quality development.

For these reasons, Upper Beeding Parish Council respectfully requests that the Planning Inspector gives significant weight to the Local Planning Authority's decision and dismisses the appeal.

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## Supporting documents

[Newlands Road appeal.docx \(/published-document/4ff9b079-67ba-4669-9151-fd494360b723\)](#)

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# Interested party 2

## Comments

[REDACTED]

I am writing to formally object to the planning appeal (Reference: 6013893) regarding the erection of a single-storey dwelling at 40 Newland Road.

[REDACTED] I strongly urge the Inspectorate to uphold the original decision to refuse planning permission. My objection is grounded in the following material planning considerations:

- **Overdevelopment of a Constrained Site:** The footprint of the existing property is already small. Attempting to squeeze a new, independent dwelling into this space represents an overdevelopment of the site. This immediate area is already densely populated and heavily developed; introducing another household into this confined garden pushes the density well beyond what is reasonable or sustainable for the plot.

- **Inappropriate Siting and Out of Keeping with Local Character:** The site of the proposed dwelling is inappropriate for the row of houses it will be attached to and out of keeping with the surrounding neighbourhood. The local area's current housing allows for spaces between properties without feeling encroached upon. The proposal involves attaching a new dwelling to an existing row of already small houses, which would drastically disrupt the established symmetry and character of the street scene and blocking natural light in all directions. Even if this structure were proposed merely as a side extension, its scale and positioning would remain entirely out of character for this specific type of housing as well as infringing upon garden space. If the aim is to increase living space, a single-storey rear extension or separate 'Garden Room' or Annexe would be a far

more proportionate and sympathetic approach that respects the established layout of the area.

- **Exacerbation of Ongoing Parking Issues:** Parking in Newland Road and the surrounding streets is an ongoing, daily issue. The local infrastructure is already strained to capacity, with vehicles frequently forced to park on verges and pathways due to a severe lack of space. Introducing an additional independent dwelling will inevitably bring more vehicles to a street that simply cannot accommodate them, further compromising highway safety and exacerbating an already unacceptable situation. The Verges are constantly parked upon all along Manor Road and increasing opposite junctions or worse, on the corner of Newland Road and Manor Road, blocking vision and not allowing larger vehicles delivering to Hyde Square room to manoeuvre.

- **Proximity to Boundaries and Un-Neighbourly Impact:** The proposed dwelling is sited unacceptably close to the boundary. This proximity creates an inherently un-neighbourly and overbearing layout that will negatively impact the privacy, enjoyment, and natural daylight of adjoining gardens and homes.

This proposal represents a fundamentally flawed approach to this plot. It conflicts with the character of the local area, constitutes clear overdevelopment, and severely worsens existing parking hazards. For these reasons, I respectfully request that this appeal be dismissed.

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**Supporting documents**

No documents

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# Upper Beeding Parish Council

Upper Beeding Parish Council  
The Parish Office  
The Sports Hall  
Memorial Fields  
High Street  
Upper Beeding  
BN44 3WN

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Furthermore, the proposal would set an undesirable precedent for similar forms of back garden or infill development within the village where such development may not be appropriate. The cumulative effect of such developments could undermine the established character of the area and erode the qualities that contribute to the village's identity.

The Parish Council considers that the reasons for refusal identified by Horsham District Council remain valid and that the appellant has not demonstrated that the proposal would

comply with the relevant planning policies designed to protect the character of established residential areas and ensure high-quality development.

For these reasons, Upper Beeding Parish Council respectfully requests that the Planning Inspector gives significant weight to the Local Planning Authority's decision and dismisses the appeal.

Yours faithfully,

Stephen Keogh  
**Upper Beeding Parish Council**