

Planning Department
Horsham District Council
Attn: Steve Astles / Emma Parkes

7 February 2026

Dear Sir or Madam,

Re: Planning Application DC/26/0059 – Proposed Extension at Rosecroft, West Chiltington, West Sussex, RH20 2QT

Neighbouring Property: Pengarth

I write as the owner of **Pengarth**, the immediately adjoining neighbouring property to Rosecroft. My property directly shares a boundary with the application site, and I am therefore materially affected by the proposed development.

I wish to formally object to planning application **DC/26/0059** for the “Erection of a single storey rear extension and an enlarged front door opening” on the following **material planning grounds**, which I respectfully request are fully considered. I also respectfully request that a report / reply is provided to myself fully addressing the points I raise in this objection.

1. Cumulative Overdevelopment of the Site

Conflict with HDPF Policy 33 and NPPF Paragraph 130

The host dwelling has already been subject to significant enlargement over many years including:

- **Extension #1:** Alterations including **additional bedroom and bathroom** - Ref. No: WC/8/80
- **Extension #2:** Demolition of existing detached single garage and **extension to provide orangery** [...] - Ref. No: DC/16/2451

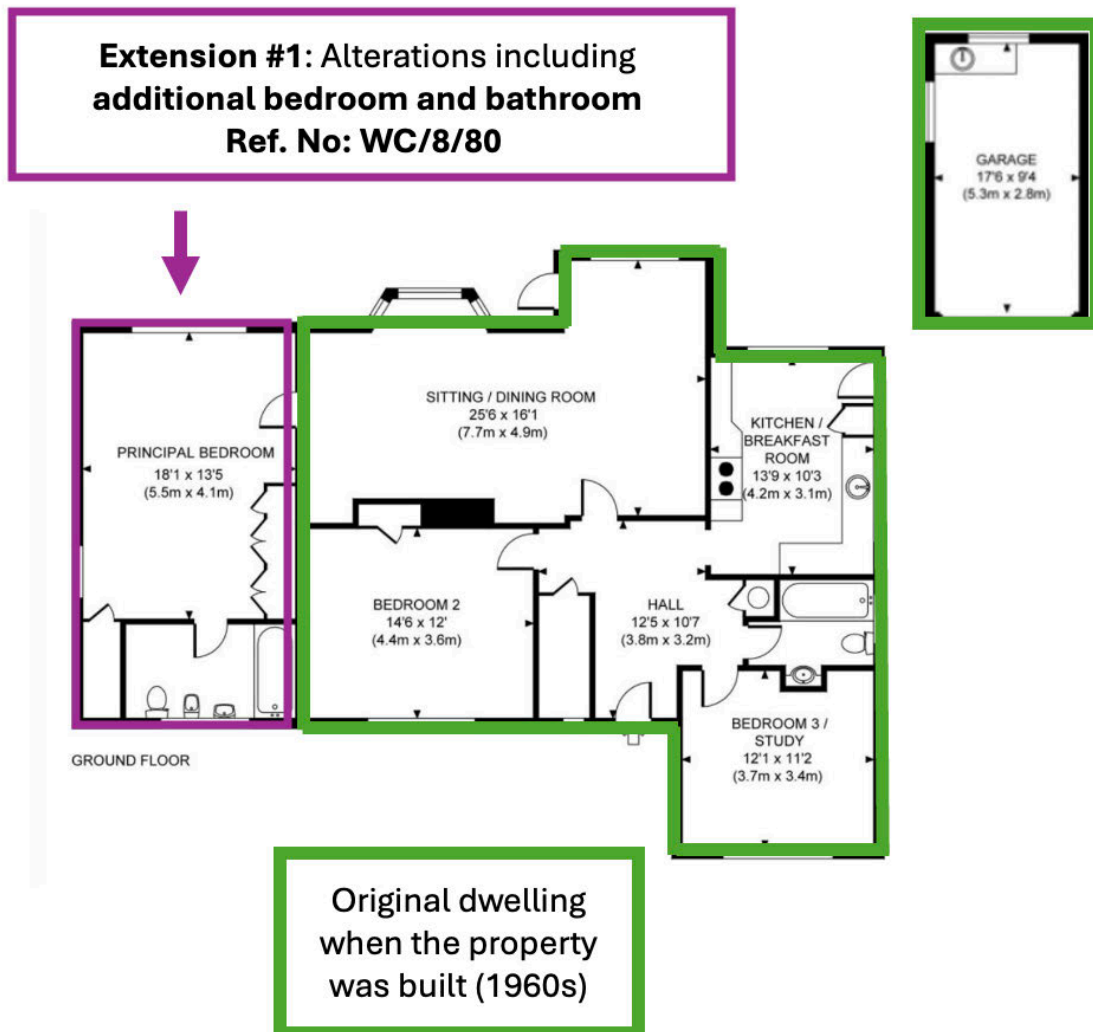
- **Extension #3:** Demolition of existing detached single garage and **extension to provide [...]** attached double garage - Ref. No: DC/16/2451

The current proposal represents a further incremental extension - **Extension #4** - which, when considered **cumulatively with previous developments**, results in a disproportionate and overdeveloped form that no longer reflects the scale or character of the original dwelling.

The Horsham District Planning Framework is clear that cumulative impact is a material consideration. The proposal demonstrates a lack of restraint and fails to respect the original built form, contrary to **HDPF Policy 33**, which requires development to be appropriately scaled and sympathetic to its context.

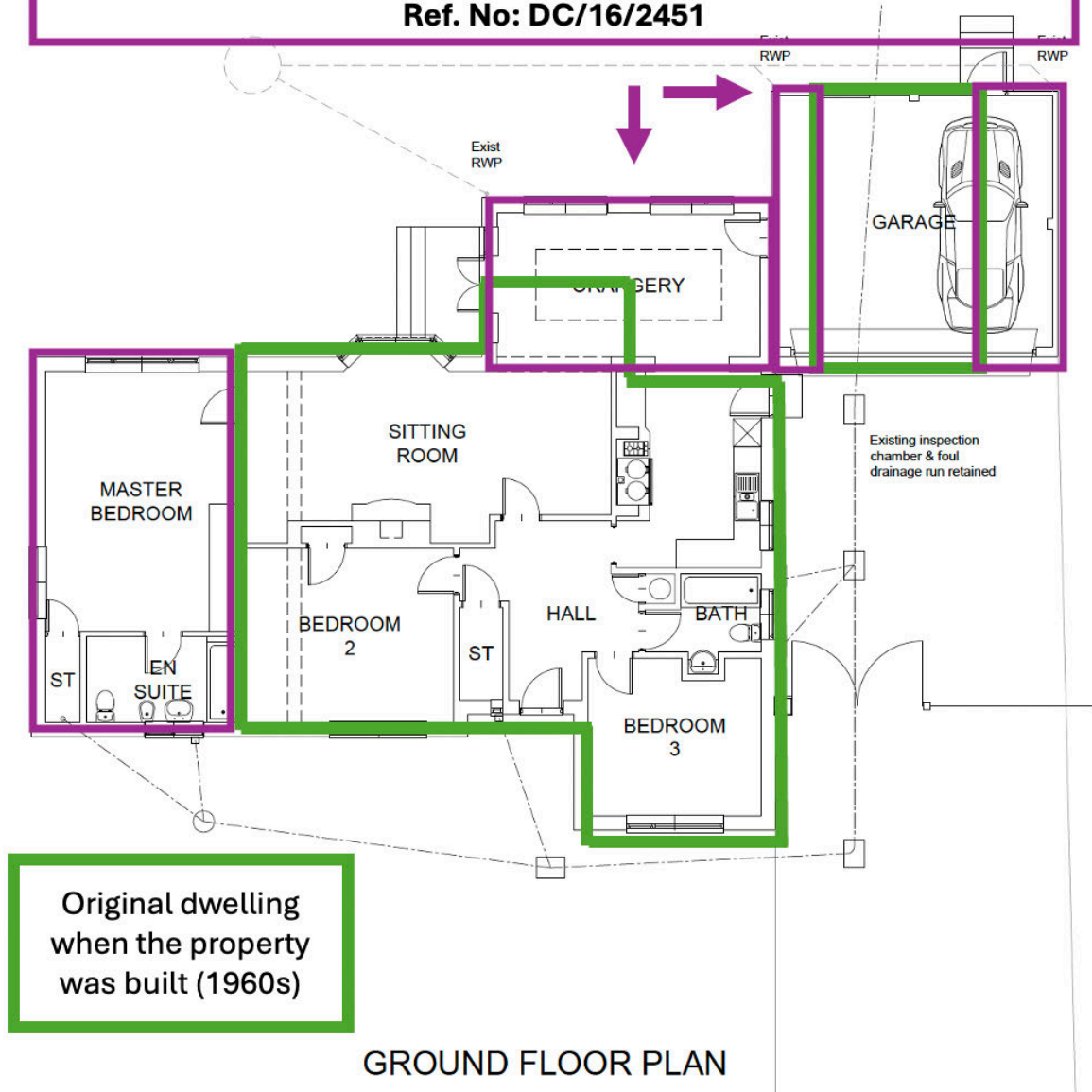
The diagrams below illustrate the cumulative nature of extensions / developments to the property in question:

Property Plan as of 2016



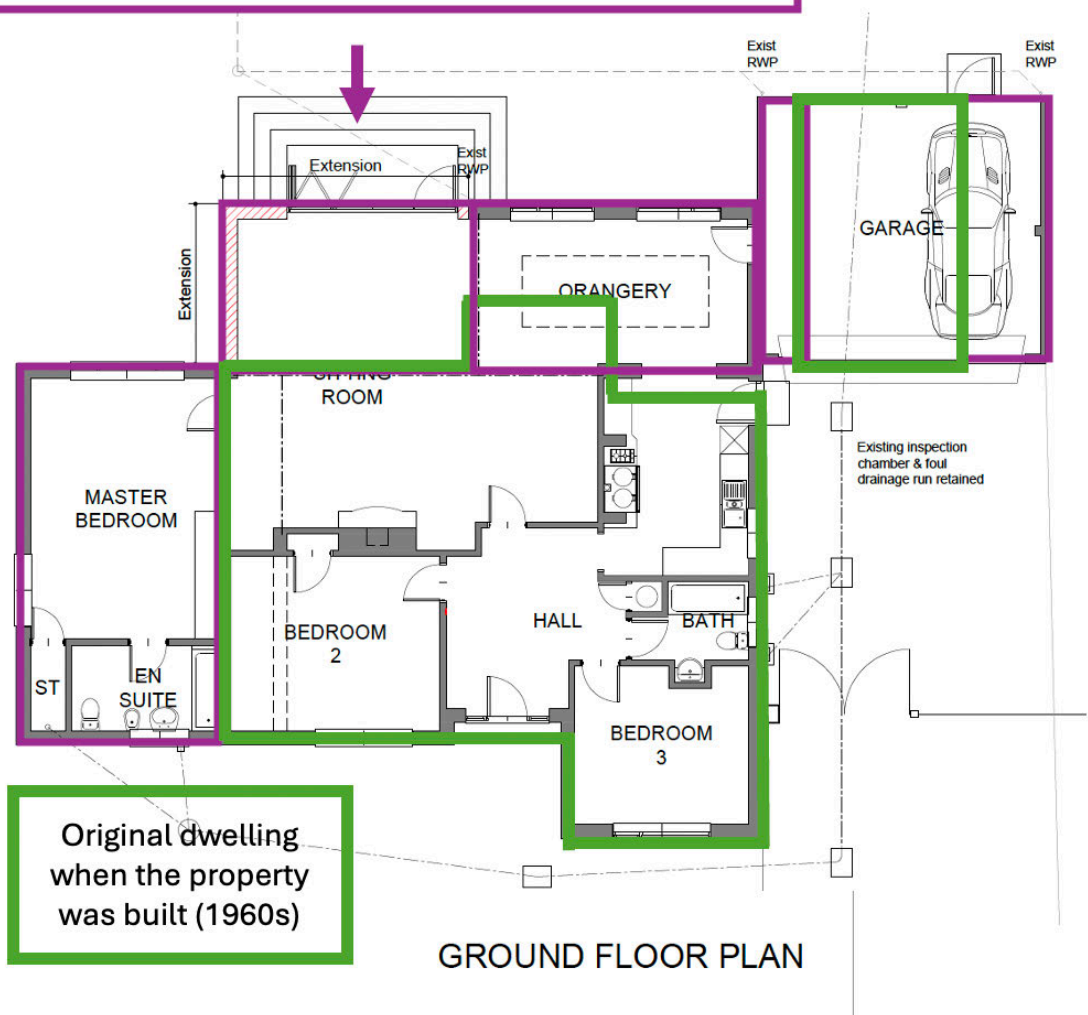
Property Plan in 2026

Extensions #2 & #3: Demolition of existing detached single garage and extension to provide **orangery** and **attached double garage**
Ref. No: DC/16/2451

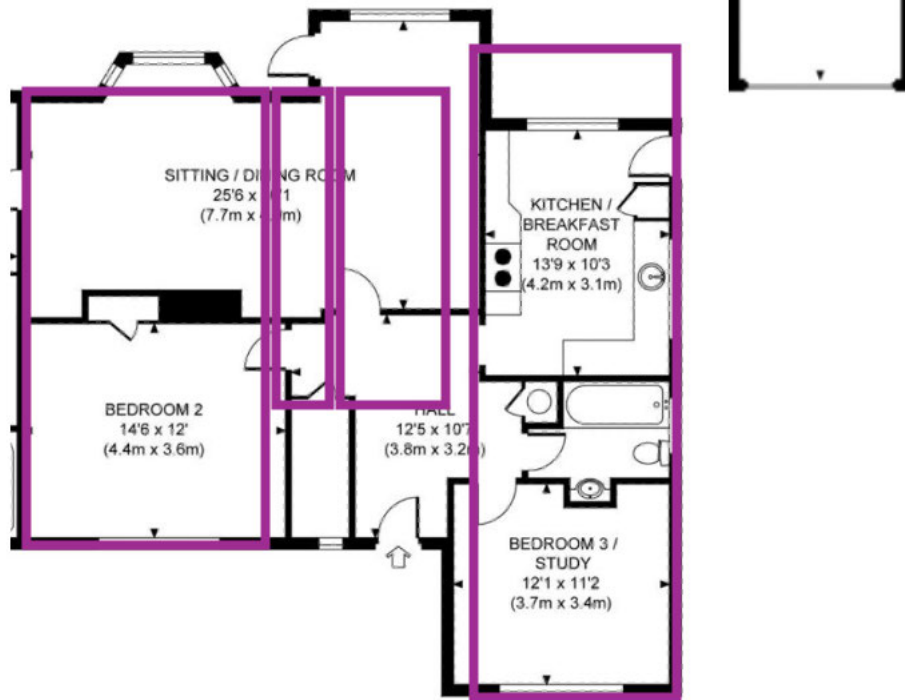


**Proposed Property Plan as per
Planning Application DC/26/0059**

**Proposed Extension #4: Erection of a single storey rear
extension and an enlarged front door opening
Ref. No: DC/26/0059**



Overlay of the cumulative extensions: they are nearly doubling the size of the original dwelling built in the 1960s



It is well established in planning decision-making and case law that the cumulative impact of successive extensions must be assessed, rather than considering proposals in isolation. In this case, the application fails to demonstrate that the combined effect of previous and proposed extensions would not result in overdevelopment or harm to character.

2. Conflict with HDPF Policy 26 – Countryside Protection

Principle of Development

The application site is located within the countryside, outside the defined built-up area boundary. As such, **HDPF Policy 26 (Countryside Protection)** applies and carries significant weight.

Policy 26 seeks to:

- Strictly limit development in the countryside,
- Prevent incremental domestication,
- Require a high degree of restraint, particularly where existing dwellings have already been enlarged.

In this case, the dwelling has already been extended through the addition of a bedroom and bathroom, an orangery and garage enlargement. The current proposal represents **further incremental domestication**, eroding rural character and failing the policy test of restraint.

Even where extensions may be acceptable in principle, Policy 26 requires that they remain proportionate and do not cumulatively harm the countryside setting. The proposal fails this test and is therefore unacceptable in principle.

3. Harmful Design, Form and Visual Appearance

Conflict with HDPF Policy 33 and NPPF Section 12

The proposed extension introduces a **flat-roofed form** that is visually incongruous with:

- The pitched-roof character of the original dwelling, and
- The established character of the surrounding area.

When viewed alongside the existing orangery (which is a flat-roofed extension that replaced the original pitched-roof) and previous extensions, the proposal appears as an additional bolt-on element, resulting in a disjointed and incoherent architectural composition.

Evidence: original dwelling that was in place in 2016:



Evidence: flat-roof orangery extension in 2016 that replaced the pitched-roof dwelling:



In addition, the proposed extension (Extension #4) does not read as subordinate to the host dwelling and further erodes its original form.

This conflicts with **HDPF Policy 33** and **NPPF Paragraphs 130(a) and 130(c)**, which require development to be well-designed, visually sympathetic, and reflective of local character.

4. Failure to Preserve the Character of the Area

Conflict with HDPF Policy 33

The cumulative effect of repeated extensions that are Flat Roof , culminating in the current flat-roof proposal (double garage, orangery and the proposed extension), materially harms the character of the area. The proposal neither preserves nor enhances local distinctiveness and instead contributes to a piecemeal erosion of architectural coherence.

This is directly contrary to the objectives of **HDPF Policy 33**, which seeks to ensure development reinforces the character of its surroundings.

5. Unacceptable Impact on Neighbour Amenity

Conflict with HDPF Policy 33

The proposed extension would be constructed within approximately **3 metres of the shared boundary fence** with Pengarth.

Due to its siting, the unsightly boxy flat-roofed bolt-on-look, the scale, and proximity, the extension would result in an **overbearing and visually intrusive form of development**, causing:

- Loss of outlook,
- Increased sense of enclosure, and
- Harm to residential amenity.

The absence of overlooking windows does not negate the material impact of massing and proximity. The proposal therefore fails to protect neighbouring amenity, contrary to **HDPF Policy 33**.

6. Failure to Demonstrate Subsistence or Design Justification

Conflict with HDPF Policy 33 and NPPF Paragraph 130

The application provides no robust design justification explaining:

- Why a flat roof is necessary,
- Why the extension must be positioned so close to the boundary, or
- Whether less visually and spatially harmful alternatives were considered.

This lack of justification undermines any claim that the proposal represents high-quality or context-led design.

7. Technical Compliance Does Not Outweigh Identified Harm

While I note the submitted water neutrality statement and protected species checklist, compliance with technical requirements does not outweigh the demonstrable harms arising from overdevelopment, poor design, countryside impact, and harm to neighbour amenity.

8. Insufficient Detail Regarding External Materials

The application lacks sufficient detail regarding the external materials and finishes of the proposed extension. In the absence of this information, it is not possible to properly assess the development's visual impact or its compatibility with the host dwelling and surrounding area. This is contrary to the requirements of HDPF Policy 33.



On that basis, I do not trust that the new extension will be completed as per approved plans.





Conclusion

For the reasons set out above, planning application **DC/26/0059**:

- Constitutes cumulative overdevelopment,
- Conflicts with **HDPF Policy 26** due to lack of restraint in the countryside,
- Fails to respect the character and appearance of the host dwelling and surrounding area, and
- Results in unacceptable harm to neighbouring residential amenity.

The proposal is therefore contrary to **HDPF Policies 26 and 33**, and **NPPF Section 12**, and I respectfully request that planning permission is **refused**, or that the proposal is substantially redesigned to address the harms identified.

Yours faithfully,



Pengarth
Nightingales
West Chiltington
West Sussex
RH20 2QT