

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 April 2026 19:10:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0467
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 09/04/2026 7:10 PM.

Application Summary

Address:	35 Arun Valley Way Faygate West Sussex RH12 0BE
Proposal:	Erection of a single story rear conservatory and garden shed. (Part Retrospective).
Case Officer:	No case officer assigned

[Click for further information](#)

Customer Details

Address:	18 Orchard Crescent Faygate Faygate
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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:	I was previously in support, however having seen the application I must strongly object, the 'shed' currently constructed is actually a 'pod' with entertainment TV hook-up, and sleeping arrangements. It has no guttering and is on gravel foundation. I must also object to the conservatory as there are trees and bushes to the northeast which now have little light, as well as a retaining wall that the now-

built conservatory puts pressure against. There is a fence that runs between the wall of the conservatory and the retaining wall and this is now inaccessible.

There is no planning for drainage or guttering, currently the drain falls within the retaining wall's hydrostatic foot, and there has been no engineering assessment to the effect the increased hydrostatic pressure will put onto this wall. There is already signs of cracking and water extrusion.

There are drains that run under the development of the conservatory and these are under pressure as well.

With regards the conservatory design it is not in keeping with the character of the development, being white, not black like all others although the brick does indeed match. The current guttering overhangs the boundary fence, and the view from my side is significantly impacted as it is over 6m (as 35 arun valley way is raised by the retaining wall by at least 1m).

Additionally the 'pod', conservatory, and arbour occupy more than 50% of the green space, and the floodlights that have been erected have direct impact to my windows. I overlook the entire development and thus I can see into both the 'pod' and conservatory and I am directly impacted by noise from the doors as they are perpendicular to my window. I cannot open my window without being impacted by this noise - I will say the current neighbours are courteous and quiet - but previous neighbours in the property have not been. I am also impacted by the light as the reflection from the glass directly impacts my SE facing windows.

Kilnwood Vale is specifically designated and designed as a 'garden village' and the overdevelopment of this garden does not keep with the aesthetic or designed use of this area. I have no issue with limited development to enjoy such gardens for longer, but developing more than 50% of the garden I consider to be somewhat overstepping the intent of the developers.

If the conservatory was constructed in such a way that the retaining wall were re-enforced, the guttering did not overhang the boundary, and the drainage protected and diverted appropriately then I would be neutral regarding the development.

If the pod were to be guttered, and appropriately used then I would support that aspect of the development.

However there has been no such undertaking to either of these on the plan and thus I must ask the council to reject this application in full.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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