

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 April 2026 13:33:00 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0336
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 1:33 PM.

Application Summary

Address:	Howick Farm, Waterside Barn The Haven Billingshurst West Sussex RH14 9BQ
Proposal:	Erection of a two-storey side extension to provide an ancillary annexe.
Case Officer:	Marie Riggs

[Click for further information](#)

Customer Details

Address: Waterside Barn Howick farm, The Haven Nr Billingshurst

Comments Details

Commenter Type:	Consultee
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other - Privacy Light and Noise
Comments:	I am writing in response to the objection submitted by my neighbour in relation to the above planning application. Having reviewed the representation, I am concerned that a number of the points raised are either factually incorrect, irrelevant to material planning considerations, or extend beyond the scope of planning policy. In particular, the objection appears to assert an entitlement to a view across my property, including my rear garden and the wider

countryside. I understand that there is no legal or planning right to a private view, and therefore such assertions should not carry weight in the determination of this application.

In UK planning law, there is no legal right to a private view, even if it's countryside or long-established. This principle has been reinforced in many planning decisions and cases (for example, principles derived from *Hunter v Canary Wharf Ltd*).

The objection also alleges that the lawful use of my property, including the presence of the swimming pool and existing development, has caused detriment to the neighbour's property on the basis of loss of outlook or view. This is not a recognised planning harm in these circumstances and should not be treated as a material consideration.

I am also deeply concerned by the implication within the objection that the neighbour believes they can influence or control how I use my property within its lawful boundaries. This includes assertions that relate to the enjoyment of my private garden and matters which fall within my reasonable and necessary expectation of privacy.

The proposed annex is, will in part, now provide an appropriate level of privacy and separation within my own property, which clearly is now much needed, which will obviously be much better than me planting leylandii or erecting some form of permanent screening. I therefore now consider this not only to be a legitimate and a reasonable need, but a necessity, and one that should be given proper consideration within the planning balance.

By contrast, the neighbour's objection seeks to rely on an asserted right to a view, alongside claims of detriment arising from my lawful use of my land. In my view, these are not valid planning considerations and should not be afforded weight in the determination of this application.

I would respectfully request that the planning authority focuses solely on relevant material planning considerations, including policy compliance, design, scale, and impact on the character of the area, and discounts matters that fall outside the remit of the planning system or are based on incorrect assumptions.

I remain willing to provide any further clarification required.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton