

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 16:40:16 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0286
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 09/03/2026 4:40 PM.

Application Summary

Address:	73 Daux Avenue Billingshurst West Sussex RH14 9TD
Proposal:	Demolition of existing garage and erection of a detached dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	71 Daux Avenue BILLINGSHURST
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Issues regarding planning application DC/26/0286 (73 Daux Avenue RH14 9TD) The plan is to build a new 2 bedroom house between the applicant's existing 4-bedroom house and the tree belt surrounding the Greenleaves estate. This tree belt is subject to several tree preservation orders. I am a resident director of the Greenleaves (Billingshurst) Management Company Ltd.

I object to the proposed house for the following reasons.

1. The plans will breach a restrictive covenant in the applicant's transfer document (TP1) :-
"Not to erect any other building or structure upon the Property without the previous written consent of the Transferor/Manager". The Manager is the Greenleaves (Billingshurst) Management Co. Ltd which is owned by all the freeholders and is not mentioned in the planning application. This will require a Deed of Variation which would require the permission of the Manager. Small extensions should be allowed within reason but a detached house is excessive.
 2. If this goes through it would be taken as a precedent for other developments on existing estate plots. We would not be able to prevent this.
 3. We moved into Greenleaves knowing that the plots were small and expected the overall number of dwellings to remain at 46, as the TP1 deed (no extra building on plots) indicated. Adding another detached house will increase the cramped aspect of the estate. In the original planning for the estate (DC/10/0819) Bellway's plan for 55 houses was reduced by the council to 46. Bellway would have moved heaven and earth to maximise the number of properties. Why would this number now be allowed to grow?
 4. The Greenleaves (Billingshurst) Management Company is not mentioned in the application as "owners" of the roads and the adjacent amenity grassland under the Certificate of Ownership - Certificate B. See point 1 above. This company is responsible for the maintenance of the communal areas, roads, the public open space and the surrounding tree belt and is funded by the residents.
 5. Even though the application states that there is sufficient space for the new house without causing damage to the 5 or so TPO'd oak trees there is a danger that as construction takes place unplanned changes might be needed to the foundations which would affect the root systems and may not be divulged.
 6. Will the existing plot and house be sold off or rented as a separate legal entity meaning that there should be an extra contribution to the service charges? If not this will put an extra burden on the management company in relation to the roads and communal areas without a financial contribution. The Design & Access statement does not make this clear.
 7. In the original development the existing house design was moved from elsewhere on the estate to its current location replacing 2 two bedroom houses. This was apparently because the original houses did not "sit comfortably within the street scene
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and the surrounding housing mix". I believe proximity to the trees was also a factor. This action needs to be taken into account.

8. When the existing property was built there was a problem with subsidence due to the builders heavy equipment being stored there. Will underpinning be required and will this damage the tree roots?

9. Where is the HDC Tree Officer's tree report PE/25/0091 mentioned in the application? For transparency and to this should be made available in the planning portal.

10. The existing view from several houses will be adversely affected by the new house.

11. The development would cause serious disruption to the neighbouring properties, some of which are very close.

12. There is a very real danger of heavy plant damaging the shared brick paving road to the property which is not built to council adoption standards. There would need to be guarantees that there will be no damage and if there is it will be rectified.

13. What noise restrictions will be put in place during development and what will the working hours be?

14. The new parking spaces do not appear large enough to prevent damage to the amenity grassland, the fencing and the adjacent streetlight.

15. A streetlight is situated in close proximity to one of the proposed new parking areas. Assurances are needed that this will not be damaged and if it is damaged it will be repaired by the developer.

16. As with all new estates car parking space is limited. If the 4-bedroom house, without a garage, is fully occupied the probability is that more than the planned 2 parking spaces would be needed. Currently there is room on the plot to construct extra parking slots. If this proposal goes through the existing 4-bedroom house would have less space and extra cars would need to be parked on the already congested roads.

17. I note that the Billingshurst Parish Council in their Planning Committee meeting on 3rd March voted to object to the development on the grounds of over-development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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