From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 October 2026 22:02:12 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1256
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 19/10/2026 10:02 PM.

Application Summary

Address:	14 Trafalgar Road Horsham West Sussex RH12 2QB
Proposal:	Change of Use from commercial (Class E) to 2-bedroom dwellinghouse (with retention of ground floor frontage commercial unit).
Case Officer:	Sam Nye

Click for further information

Customer Details

Address:	15 Milnwood Road Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Privacy Light and Noise
Comments:	Dear Sir / Madam, I am writing as the resident and property owner of 15 Milnwood Road, which directly adjoins the rear boundary of the subject property at the bottom of my garden. I am writing to formally register my strong objection to the proposed development and my understanding is there is an alcohol license application for a local grocery store at this location. While I appreciate the value of local commercial vitality, (although

there are already two shops within the area)the specific layout and operational nature of the proposed development present severe negative impacts on the residential amenity, peace, and privacy of my home and garden.

My primary grounds for objection are set out below:

1. Severe Impact on Outdoor Residential Amenity & Noise Nuisance

My back garden directly shares a boundary with the rear of the applicant premises. Gardens are primary private outdoor living spaces intended for rest, peaceful enjoyment, and recreation.

Late Evening Noise: A licensed grocery store selling alcohol inherently attracts late-night foot traffic, vehicle arrivals, slamming doors, and congregation near the premises. Because my garden directly backs onto the rear of the shop, acoustic disturbance from customers and operational activities will carry straight into my outdoor living area and rear bedrooms.

Weekend Interruption: Weekend evenings are the time when residential quiet is most valued. The extension of commercial activity and alcohol sales into late evening and weekend hours will cause an unacceptable and continuous noise disturbance, destroying the quiet enjoyment of my garden.

2. Commercial Operations, Storage, and Rear Deliveries

Operational Rear Noise: Commercial grocery stores require constant restocking, waste management, bottle recycling, and refrigeration/HVAC units. If loading, waste disposal, or staff activity takes place at the rear of the building, the resulting noise from glass bottles, delivery vehicles, and waste collection directly along my garden fence will create an unneighbourly and unacceptable level of noise pollution.

Plant and Machinery: Any mechanical plant (such as commercial refrigeration units or air extraction units) installed at the rear facing my property will generate continuous low-frequency hums and operational noise, impacting both garden use and night-time sleep.

3. Associated Anti-Social Behaviour & Alcohol-Related Disturbance

The inclusion of an off-licence / alcohol licence significantly changes the nature of a local store:

Premises selling alcohol, particularly during late evening hours, inevitably risk attracting loitering, anti-social behaviour, and elevated noise levels in the immediate surrounding area.

The proximity of alcohol retail directly abutting a private residential garden creates significant concerns regarding noise, littering, loss of privacy, and general disturbance late into the evening.

Key Policies and Planning Considerations

Under the National Planning Policy Framework (NPPF), planning decisions must ensure a high standard of amenity for existing and future users, preventing development from giving rise to unacceptable levels of noise pollution that adversely affect health and quality of life.

Furthermore, under the Licensing Act 2003, licensing authorities must uphold the core objective of the Prevention of Public

Nuisance. Introducing late-night alcohol sales directly adjacent to residential garden boundaries fails to meet this licensing objective.
Conclusion & Requested Conditions
For the reasons outlined above, I respectfully request that the Council refuse this application in its current form to protect residential amenity.
Should the committee or planning officers be minded to grant permission, I strongly request that strict, legally binding planning and licensing conditions be attached to safeguard neighbouring properties:
1. Restricted Operating & Licensing Hours: Limit operating and alcohol sales hours (e.g., closing no later than 8:00 PM / 9:00 PM on weekdays and Saturdays, and 6:00 PM on Sundays/Bank Holidays).
2. No Access or Deliveries via the Rear: Prohibit deliveries, restocking, and waste disposal/bottle sorting at the rear of the premises after 6:00 PM, and restrict all waste/recycling storage away from the residential boundary.
3. Acoustic Mitigation & Plant Controls: Require a full noise impact assessment and strict decibel limits/enclosures on any external refrigeration or extraction units fitted at the rear of the building.
4. Boundary Screening & Privacy: Require high-specification acoustic fencing or boundary treatment along the rear property border to reduce noise spill and protect privacy.
Thank you for considering my representation. I kindly ask to be kept informed of the progress of this application, any committee meeting dates, and the final decision.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council