

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 May 2026 16:41:24 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0567
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 10/05/2026 4:41 PM.

Application Summary

Address:	9 Montpelier Gardens Washington West Sussex RH20 3BW
Proposal:	Erection of 2no. semi-detached houses on land to the side of 9 Montpelier Gardens. Demolition of single storey element to side of existing No. 9 and erection of a two storey rear extension to the host dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	6 Montpelier Gardens Washington Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	I am objecting to the proposed new development in the garden of 9, Montpelier Gardens. Highway access and parking It is incorrect to refer to the site of the proposed houses as a vacant site, since it is the garden and hardstanding parking belonging to number 9. The new development will remove this

area of parking for number 9 and does not provide any alternative parking for this property. There is no room. Instead the current hard standing parking area (sufficient for two cars) and space to the side of it, once the side extension of number 9 has been removed, is being utilised as parking for the new properties only. On the plan this is shown as 4 narrow parking spaces, side by side. It is hard to see how 4 parking spaces can be achieved in the space and on the plan the last parking space appears to encroach over the boundary of number 9, which does not seem right. The artists impression of the new development is misleading as it shows a pavement on this side of the road. No pavement exists on either side, as the road is too narrow - only 3 metres wide at this point. The parking spaces are at right angles to the road. If 4 vehicles are closely parked side by side it is hard to see how they will have the space to turn into the road - or to park into the space. Montpelier Gardens was built in the 1930's and so was designed for far fewer cars; consequently parking in this road is extremely limited and insufficient for current residents. The new development will remove two parking spaces from an existing property and is unlikely to provide adequate space to fit the proposed four new parking spaces between two more properties. The plan includes some photographs of parked vehicles in the road, taken during the day. I would urge the planning officer to visit Montpelier Gardens during the evening, when residents and their cars are at home, to observe the parking issues then. Parking in the adjacent Old London Road is also limited and becoming more so, with the number of new developments along this short stretch of road (see also below) where, for most of it's length, parking is only possible on one side of the Old London Road due to limited width.

Over development

Over the last 15 years there have been 5 new developments along the adjacent short stretch of the Old London Road and two more are planned. These have removed parking and altered the character of this quiet rural housing area. The junction onto to A24, which has no filter lane, is acknowledged to be dangerous, with vehicles accelerating northbound from the Washington roundabout. Collisions are frequent and the increase in housing will only exacerbate these. There is little alternative to private vehicles for residents as public transport is extremely limited, there are no cycle lanes and the existing roads are too dangerous for cycling in any case. Montpelier Gardens has suffered frequent water leaks due to the outdated water pipes in the road. There are no plans to replace these, so two new properties will put further strain on water provision. The condition of the road in Montpelier Gardens is poor. Additional residential vehicles for the new houses will only make this worse, as will the works vehicles transporting materials, etc for the new build. Access to the site for these vehicles will be extremely limited and likely to badly affect access and parking for existing residents.

Design

The design of the proposed new houses is not in keeping with the

other houses in this road. Previously, householders who have extended their houses in Montpelier Gardens have been required to meet strict planning criteria regarding the materials and design of any building work (type of bricks, mortar, roof tiles, gable ends, etc) so it is unclear why a new development is permitted to be different.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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