

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 August 2026 00:18:52 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1056
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 03/08/2026 12:18 AM.

Application Summary

Address:	Kerves Farm Cottage Kerves Lane Horsham West Sussex RH13 6RJ
Proposal:	Siting of a shepherds hut to the rear for short term letting purposes. (Retrospective).
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address: Kerves Farmhouse Kerves Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	I object to application DC/26/1056. This application is not simply for a small domestic structure. It is a retrospective application for an already operating commercial holiday-let use in a sensitive rural-residential location.

The proposal results in material harm to neighbouring residential amenity through overlooking, loss of privacy, guest activity, parking, lighting and noise. The shepherd's hut is positioned in close proximity to Kerves Farmhouse and faces towards our bedrooms, private garden, swimming pool, hot tub and associated outdoor amenity areas. The impacts arise not only from the physical structure itself, but from its use as short-term holiday accommodation with a continual turnover of guests.

The application site lies within the countryside and in close proximity to Ancient Woodland. Insufficient information has been provided regarding the effects of visitor activity, lighting, pedestrian movement, dog walking, drainage infrastructure and wider ecological impacts. The application also provides inadequate evidence regarding foul drainage capacity and the ability of existing infrastructure to accommodate a commercial holiday-let use.

The proposal should be assessed in the context of the wider planning history and the cumulative impacts arising from commercialisation and intensification of the site. The claimed tourism benefits of a single holiday unit do not outweigh the identified harm to residential amenity, countryside character, environmental interests and biodiversity.

For these reasons, I respectfully request that application DC/26/1056 be refused.

A detailed objection letter and supporting appendices have also been submitted separately by email (across two emails due to attachment size). These documents include a chronology, annotated site layout, planning history, installation evidence, privacy and amenity evidence, lighting evidence, Ancient Woodland evidence, drainage evidence, access evidence and Airbnb operational evidence, and are respectfully requested to be taken into account when determining the application.

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 Eaton