

From: Planning@horsham.gov.uk
Sent: 08 March 2026 11:40
To: Planning
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 08/03/2026 11:39 AM.

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:	81 Daux Avenue Bullingshurst
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection Letter To: Planning Department, Horsham District Council Email: planning@horsham.gov.uk Date: 7th March 2026 Re: Planning Application [Reference Number DC/26/0286] Address: 73 Daux Avenue, Billingshurst, West Sussex, RH14 9TD Dear Case Officer / Daniel Holmes I am writing to formally object to the proposed development at 73 Daux Avenue. As a local resident, I believe the proposal is fundamentally flawed and conflicts with the Horsham District Local Development Framework and the Billingshurst Neighbourhood Plan. My objections are as follows: 1. Overdevelopment and Scale The proposal is significantly too dense for the plot size. This "cramming" of a large building into a limited space represents an overdevelopment that is out of character with the density of Daux Avenue. The sheer massing of the building will cause us a

significant loss of outlook as this will obscure our view of the lovely Oak tree line that runs across the back of the development. This will impact our mental health and wellbeing as we spend a great deal of time in our garden observing the wildlife that live in and use the Oak Trees.

2. Noise The increased density and proximity of the building will lead to a permanent increase in ambient noise levels, detrimental to the quiet enjoyment of our home.

3. Ecology and Protected Species (Newts & Bats) Our garden, which sits approx 17 meters to the proposed site, features a mature pond with a population of Newts. This development falls within the 20m "Immediate High Impact Zone" of this habitat. As these Protected Species can forage up to 500m from their breeding ponds. The proposed construction would likely result in the killing or injury of these amphibians and the destruction of their terrestrial habitat. Furthermore, the mature Oak trees adjacent to the site are known nesting and foraging sites for Bats, squirrels, and various bird species. There are Bat boxes located on the Oak trees that run along the back of our development.

4. Highway Safety and Construction Access The proposed development presents two significant issues concerning road access and safety.

Firstly, the access road to the proposed development area is wholly inadequate for the large volume of heavy plant and HGVs required for a project of this size. This deficiency will force construction vehicles to use Daux Avenue for loading and unloading, leading to inevitable access obstruction for residents and, critically, emergency vehicles.

Secondly, the construction site is immediately next to a communal play area. The necessary movement of heavy construction traffic in such close proximity to a children's play space creates an unacceptable and high-risk safety hazard.

5. Parking and Traffic. The additional visitors vehicles generated by this new property will displace parking onto Daux Avenue, a public highway. This is particularly problematic as the entrance to Daux Avenue is located on a blind right-hand bend, and the increased on-street parking will further reduce visibility, exacerbating an already hazardous situation. This increase in traffic movements and parking pressures is highly likely to inflame existing tensions and provoke further confrontations among residents, who have already experienced numerous such incidents.

Conclusion We strongly object to this planning application, which seeks permission to demolish an existing garage and construct a detached dwelling, for the reasons outlined above.

Yours faithfully,

[REDACTED]
81 Daux Avenue
Billingshurst
West Sussex
RH14 9TD

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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