

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 May 2026 18:26:32 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0258
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 02/05/2026 6:26 PM.

Application Summary

Address:	Hassocks House Comptons Brow Lane Horsham West Sussex RH13 6BX
Proposal:	Conversion of existing garage into habitable accommodation, extension and conversion of existing workshop into a garage with guest accommodation above, together with associated works to front garden.
Case Officer:	Marie Riggs

[Click for further information](#)

Customer Details

Address:	2 The Glade Horsham
----------	---------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise
Comments:	Your Ref: DC/26/0258 Hassocks House, Comptons Brow Lane Unfortunately we do not feel the revised plans address our concerns regarding the development of the property and

accordingly we continue to object to the application.

Conversion of existing Garage into habitable accommodation:-

As set out in our comments regarding the original plans, we are extremely concerned about the loss to our privacy. There appears to be no change to the planning application submitted on 16th February regarding the ground floor windows on the east elevation or the garage conversion. We remain concerned regarding the raising of these windows and that there is no reference to obscure glass. The alterations proposed to the windows will have a significant effect on our privacy for the following reasons:-

1. It is proposed that the present garage windows located on the east elevation of Hassocks house are to be raised. This would take them higher above the fence between our property and Hassocks House to a height through which residents would be able to see over the fence and into our property.
2. We are particularly concerned about the rear garage window. Due to the elevated position of Hassocks House in relation to our property, the raised window would look down into our garden, across our patio and directly through our lounge window giving a commanding view.
3. There is only a distance of approximately 10 metres between our patio window and the existing rear garage window which is to be raised above the fence.
4. The rear garage window is currently fitted with obscure glass providing us with a level of privacy. The revised plans do not show that the proposed raised window will be fitted with obscure glass.
5. The change of use of the garage into a domestic dwelling would result in the rear window on the east elevation becoming a kitchenette window. This change of use would mean that residents would be spending a considerable amount of time in front of a window which, in the past, as an obscure glass garage window, would not have been viewed from.
6. We do not know who would in the future, reside in the residential dwelling resulting from the proposed conversion of the garage. It is possible that it would be a rental property and could even be, for example, an Airbnb let resulting in strangers having a clear view of our living room and patio which is a matter of great concern to us.
7. Since we have lived at our property we have enjoyed the use of our patio area and our living room in privacy. We spend a substantial amount of time sitting in our living room enjoying our garden through the large patio doors. In the fine weather we enjoy eating and entertaining on the patio area outside the doors. Having a window directly overlooking us going about our daily lives will be extremely intrusive and have a significant impact on our enjoyment of our home, garden and patio.

Extension and conversion of existing workshop into a garage with

guest accommodation above:-

We object to the change of use of the current workshop to use as a habitable dwelling.

The change of use from a workshop to include guest accommodation would have a very significant impact on our privacy due to the proposed alterations to the building and the property being inhabited.

We understand from the applicants that the building was originally used as an apple store as it was situated beside an orchard. During the 13 years we have lived in our property it has appeared that the upper floor of the workshop has been used for storage. Up until very recently there were insulation boards propped up against the upper floor windows of the workshop and we have never seen anyone looking out of the upper floor window. The existing windows on the ground floor of the workshop are of obscure glass. Therefore the workshop building has never had an impact on our privacy.

We have noted the revised alterations to the existing workshop. These alterations fail to address our concerns over our loss of privacy for the following reasons:-

1. The proposed new balcony at the top of the staircase would be like a viewing platform above our garden. The alteration from an open balustrade to a 'hit + miss' balustrade (which we assume would make the balcony less open) would do little to protect the privacy of our garden and our landing window from guests using the stairs and balcony.
 2. The wall of the east elevation of the workshop forms part of the boundary of our garden. The proposed balcony would therefore come very close to the fence and have a commanding view directly into our garden.
 3. The further great concern we have is that the proposed balcony would be very dominant and overbearing when viewed from our garden and landing window. The workshop building is set considerably higher than our house and patio due to the sloping landscape which would add to the overbearing feeling the proposed balcony would impose.
 4. When an adult was stood at full height on the proposed balcony they would be high above us when utilising our garden and our patio which would feel very intimidating.
 5. From the proposed balcony it would be possible to look directly into our landing window. There is only a distance of approximately 12 metres from the landing window on the side of our house to the workshop building itself.
 6. The balcony could be used for recreational purposes. We would not accept assurances that the balcony would not be used for sitting on. This is generally how a balcony is used. Since there is no garden attached to the guest accommodation it would be most
-

likely that on a fine day a guest would choose to sit or stand on the balcony to enjoy a drink and some sunshine. It is also possible that the balcony could be used by guests for smoking or vaping.

7. The balcony is located directly overlooking the area of the garden where we sit in fine weather, either in the arbour which is on our patio or on the lawned area adjacent to the east elevation of the workshop. Being so closely overlooked from a balcony and at some height would feel very intimidating and would make us feel very exposed. This would prevent us from using our garden in the way that we have enjoyed.

8. There is also the matter of additional noise from the guest accommodation. It is possible that guests may, for example, choose to play music. With the close proximity of the balcony and door into the guest accommodation, this would make it difficult to enjoy reading a book or simply relaxing in the peace and quiet that we have enjoyed in our garden.

9. We note from the plans that the balcony is of a substantial depth due to the fact that the staircase stands off the wall of the building. This would offer guest plenty of room to utilise the balcony.

10. Changing use to guest accommodation would mean that strangers to us would frequent the property. There is the possibility that the converted workshop could be rented out, for example, as an Airbnb let. Even if this is not the initial intent of the applicants, circumstances change and no one can guarantee what the property may be used for in the future.

11. We also question whether there is the chance of a further application in the future to change the current workshop from guest accommodation into an entirely independent dwellinghouse.

We understand from the Planning Officer that the new glass door and glass panels on either side of the door to the upper level of the workshop conversion will be of obscure glass. This does not seem to have been noted on the revised south elevation plan.

During the 13 years that we have lived here we have enjoyed privacy and peace and quiet in our home and garden. In fact, visitors to our home who have enjoyed our garden with us have commented how pleasant it is that our garden is not overlooked. The proposed alterations to the existing garage and workshop would cause us to lose all the privacy we have enjoyed in our home and garden since we have lived here.

The close proximity of the proposed development and its change of use would result in us going from sharing a boundary with one domestic unit to sharing the boundary with three. This will increase the number of residents using the site of Hassocks House and consequently the noise.

Horsham District Planning Framework - Policy 33 - Development Principles states:-

'In order to conserve and enhance the natural and built

environment developments shall be required to:
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development.'

We feel that very little consideration has been given in relation to the impact this development will have on us.

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