

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 May 2026 21:22:53 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0552
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 01/05/2026 9:22 PM.

Application Summary

Address: Clovelly Nuthurst Road Monks Gate West Sussex RH13 6LG

Proposal: Erection of a two storey side extension, two storey rear corner infill and side garage. Alteration to existing roof structure.

Case Officer: Marie Riggs

[Click for further information](#)

Customer Details

Address: Netherbury Nuthurst Road Monks Gate

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Privacy Light and Noise
- Trees and Landscaping

Comments: I strongly object to this planning application, for the following reasons:
I feel that the proposed extension is too large and out of character for this area. The proposed building is out of keeping with the existing street scene.

Clovelly was built in 1924 by William Randall, who also constructed the two neighbouring cottages, Netherbury and

Chantry House. All are built to the same architectural style with pebble dash and brick appearance. They are beautiful cottages as is & together have symmetry. William Randall also built other same styled cottages in the area. So it would be such a shame to spoil the integrity & look of the three neighbouring cottages, appearing side-by-side. The three cottages were originally built to house nurses working at the nearby South Lodge, so they have a common shared history.

Horsham District Council current Local Plan: Policy 28 paragraph 2, (page 104) states:

"Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account."

Currently the 3 cottages have a virtually identical pebble-dash and brick look. But the proposed use of 'Grey' weatherboarding on Clovelly, will provide a completely individual look, and will not be in keeping or compliment the 2 neighbouring cottages.

Horsham District Council current Local Plan: Policy 26 Strategic Policy Countryside Protection (page 102)

"Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;"

"1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. The landform of the area."

Proposed plan is in conflict with this policy as the development does not enhance or conserve the area.

Proposed New Drive way:

Plan : Drawing Number No 22546-111

The existing hedge is shown as wider/bigger than the hedge on Plan no : 22546-114

Plan : New Crossover No : 22546--117

Red line plan - does not show the visibility splay - this should be shown on the red line plan.

Hedge is not on application site plan. It is not possible to provide visibility splay as per the plan as the applicant does not have

control of the land to sort out the existing hedge as per the proposed works.

The hedging to the left of the proposed new gravel driveway for Clovelly, belongs to Netherbury, the neighbouring property.

There is no plan to show how the works will be carried out for the driveway which would go over the drainage ditch. What is proposed plan for this work?

There is a mains electricity pole on the verge very close to the proposed new driveway and this is not noted on the visibility splay plan. Electricity pole will restrict visibility in any case.

The proposed garage is too close to the boundary and will cause overshadowing.

Proposed new vehicle entrance:

On the Visibility splay plan, the hedge to the left of the proposed gravel driveway belongs to Netherbury, the neighbouring property. Therefore permission to trim the hedge would not be granted, as it provides screen privacy.

I would be to happy for a council planning officer to visit, to discuss our objections.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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