Firslee
Dorking Road
Warnham
Horsham
West Sussex
RH12 3RZ

22 October 2026

Dear Mr Holmes,

Reference: DC/26/1531
Property Address: Firslee, Dorking Road, Warnham, Horsham, RH12 3RZ
Applicant Site: Highlands House, Dorking Road, Warnham, Horsham, RH12 3RZ

Thank you for your letter of 13 October 2026, please see below our response.

1. Do you know the site and if so from about what date and how?

We are the immediate next-door neighbours at 'Firslee'. We have a direct, unobstructed view of the site and have been in continuous occupation of our property since December 2024. We have therefore been direct witnesses to all physical developments, construction activities, and land uses on the applicant's site for the past two years. Prior to our purchase, we visually inspected the site during property viewings in mid-2024 and were told this building was to be used as a carpenter's workshop, we're unaware whether that is for personal or commercial use.

2. Do you know who operates from the site or lives there? If so who?

The primary residential dwellinghouse is occupied by Mr and Mrs Cunningham [redacted]. Additionally, the building originally constructed as a domestic garage has been structurally converted into a self-contained annex, [redacted].

With respect to the outbuilding subject to this application, we understand it is operated by Mr Cunningham.

3. Are you aware of the activity described above and if so from when. How would you describe what goes on or what is there? What do you know of the use or development that exists and how do you know? Does it affect you in any way i.e. noise, traffic, views?

Yes, we are fully aware of the ongoing activity and strongly object to the claim that this outbuilding has a static, continuous, or lawful established use. We submit the following material facts for the Council's consideration:

- **Lack of substantial completion:** When we first viewed Firslee in mid-2024, the outbuilding was being erected. Over the past two years, the structure has undergone continuous material alterations and additions and remains unfinished. Most recently this includes the addition of an 'annex' to the back of the property with double glazed windows and a veranda. The work on this began this year, 2026. Under Section 171B of the Town and Country Planning Act 1990 (as amended by the Levelling-up and Regeneration Act 2023), the time limit for enforcement action against operational development only begins when the operations are *substantially completed*. As this building has been in a state of constant

physical flux and expansion over the last 24 months, it cannot claim immunity under the 4-year or 10-year rules.

- **Introduction of primary living/leisure accommodation:** The recent addition of double-glazed windows, a veranda, bar stools, and sofas indicates the building is being fitted out for primary leisure or habitable accommodation which we understand invalidate any claim to Permitted Development.
- **Statutory nuisance and environmental impact:** The applicant routinely operates machinery late into the evening, creating significant noise pollution. Furthermore, the installation of high-intensity floodlighting to the bottom of the garden creates severe light pollution, which is highly disruptive to the surrounding rural environment and directly impacts our residential amenity.
- **Unauthorised secondary operations:** Entirely separate from the main outbuilding, the applicant has recently excavated substantial foundations halfway up the garden—utilising three lorry loads of concrete—directly abutting the adjacent neighbour's boundary. To our knowledge, no prior party wall notifications were served under the Party Wall etc. Act 1996, and this layout represents a completely separate, unauthorized engineering operation.
- **Affect on us:** The current state of the building, combined with the multiple old vehicles parked around it, is visually intrusive. This ongoing issue negatively impacts the outlook from our property and substantially interferes with the use and enjoyment of our rural garden

Conclusion:
Given that the building has never been substantially completed, has changed in physical scope constantly over the past two years and features a forbidden veranda erected within the past 12 months, we believe the applicants cannot satisfy the legal tests required for a Lawful Development Certificate. We respectfully request that the Council refuse the certificate and initiate formal planning enforcement investigations.

Yours sincerely,

[redacted]

[redacted]