

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 February 2026 14:52:05 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0084
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 18/02/2026 2:52 PM.

Application Summary

Address:	Barnards Nursery Rock Road Washington West Sussex
Proposal:	Permission in Principle for the demolition of existing structures/buildings and erection of 1no. dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	The Knoll Rock Road Washington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I would like to register my strong objection to this proposed development on the following grounds: Highway Access and Parking The proposed access point raises serious concerns regarding traffic safety and congestion. The road is already narrow and heavily used, and additional vehicle movements from any new

dwellings will exacerbate existing issues. There is no pedestrian footpath on this road, and therefore no safe pedestrian access. The road is already treacherous for existing properties exiting onto Rock Road with very poor visibility and with a 50mph speed limit and a blind summit.

Overdevelopment of the Site

Although this particular application is only for one dwelling, the applicant had previously applied for four dwellings on the same plot and was refused permission. My concern is that should this application be successful, further applications for additional dwellings will follow.

Impact on Privacy, Light, and Noise

The proximity of the new dwellings to neighbouring boundaries will result in a significant loss of privacy, particularly from upper-floor windows overlooking one of our neighbours garden and living spaces. Additionally, the cumulative noise from construction and future occupancy - including vehicles, outdoor activity, and mechanical systems - will materially affect our residential amenity. The applicant is currently undertaking an extensive renovation project on two bungalows and unfortunately have not been particularly considerate of the neighbours, starting work early and finishing very late into the evening on occasion. Despite requests not to carry out work after 1pm on Saturday's and not at all on Sunday's, they were carrying out work this last Saturday afternoon (after 1pm) using their heavy plant machinery. Any proposed development would only serve to exacerbate this problem.

Trees and Landscaping

The ongoing development has already resulted in the loss of a significant number of trees and other vegetation, and the proposed dwelling is likely to intensify this environmental impact. In my view, the site would be far better utilised as green space, with new tree planting introduced to help mitigate the ecological damage caused by the vegetation removal undertaken during the existing works.

It should be noted that the comments in favour of the application are from family members who could stand to benefit financially from the development.

I would urge the council to give serious consideration to refusing planning permission for this development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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