

From: Planning@horsham.gov.uk
Sent: 24 July 2026 11:34
To: Planning
Subject: Comments for Planning Application DC/26/0946

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/07/2026 11:33 AM.

Application Summary

Address:	Steyning Cricket Club Charlton Street Steyning West Sussex BN44 3LE
Proposal:	Demolition of the existing club house and changing building and the construction of a new single storey pavilion and part 1.5 storey changing facility with associated landscaping and storage areas
Case Officer:	Shazia Penne

[Click for further information](#)

Customer Details

Address:	2 The Plough, Charlton Street Steyning
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise
Comments:	We live at 2 The Plough, Charlton Street, almost directly behind the cricket club. We are members of the cricket club and appreciate the facilities and fun that the club provides for the community. However we object strongly to aspects of the new design for the reasons outlined below, and hope that the current plans can be modified along the lines suggested. Design The overall character of the design is quite dark, forbidding and imposing. This is in contrast to the light, low, welcoming look of the current pavilion (even though it is the worse for wear). The

new design has a marked visual impact on the surrounding Conservation Area and the view from the South Downs National Park.

1. The proposed gable roof over the bar area (see Supporting Design Document 12.03) is nearly twice the height of the current pavilion and produces a dark and unsympathetic visual barrier between the playing field and the interesting townscape / roof scape of Charlton Street behind. It also blocks glimpses of the Downs for pedestrians in Charlton Street (eg between 1 the Plough and 3 The Gardens). For the neighbours living behind, it creates a dark barrier between them and the Downs.

Suggestion: We suggest the gable roof is removed and replaced by a flat roof, which could be slightly higher than the remainder of the flat roof to create architectural interest and some increase in internal height over the bar area. This would result in a less imposing, less dark and more friendly building with much less of a barrier between the town and the Downs. See the attached visual showing suggested line of the amended roof. (Sent by separate email)

2. The asymmetrical design of the proposed clock tower is jarring on the eye, and feels out of place in this setting. It is a very prominent feature of the design as viewed from all angles, including our views from the neighbouring houses behind (see Supporting Design Document 12.03).

Suggestion: we understand that the tower is needed to house a lift shaft for disabled access. If the tower was kept flat topped and symmetrical and as low level as possible that would make it much less jarring.

3. The balcony over the changing rooms looks closed off and unwelcoming and adds to the 'barrier' impression. People sitting inside the clubroom would not be able to see out to the cricket pitch (see Supporting Design Document 12.04)

Suggestion: a transparent reinforced glass balustrade on the balcony, instead of a continuation of the roofing tiles.

4. The flint work with grey pointing could add to the dark forbidding impression (see Supporting Design Document 9.03).

Suggestion: a more mellow effect might be achieved using flint work with lime mortar pointing.

Noise

Currently the neighbours are troubled with noise at weekends from party bands in the cricket club playing loud amplified music, with an entertainment licence until midnight. The stage area in the new design is in roughly the same place in the rear corner, and there appear to be large sliding windows in the design, at the front and at the side near our house (see Supporting Design Document 12.03) which would be very tempting to have open on hot nights.

There needs to be excellent sound insulation, a ban on open windows at the side of the building when amplified music is playing and an entertainment licence that ends much earlier than midnight eg 10.30 or 11pm at the latest.

Overall

The adverse visual impact would be much reduced, and the forbidding character of the building would be lessened if the gable was removed from the pavilion building and replaced with another, slightly higher, flat roof.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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 Eaton

Hi Shazia,

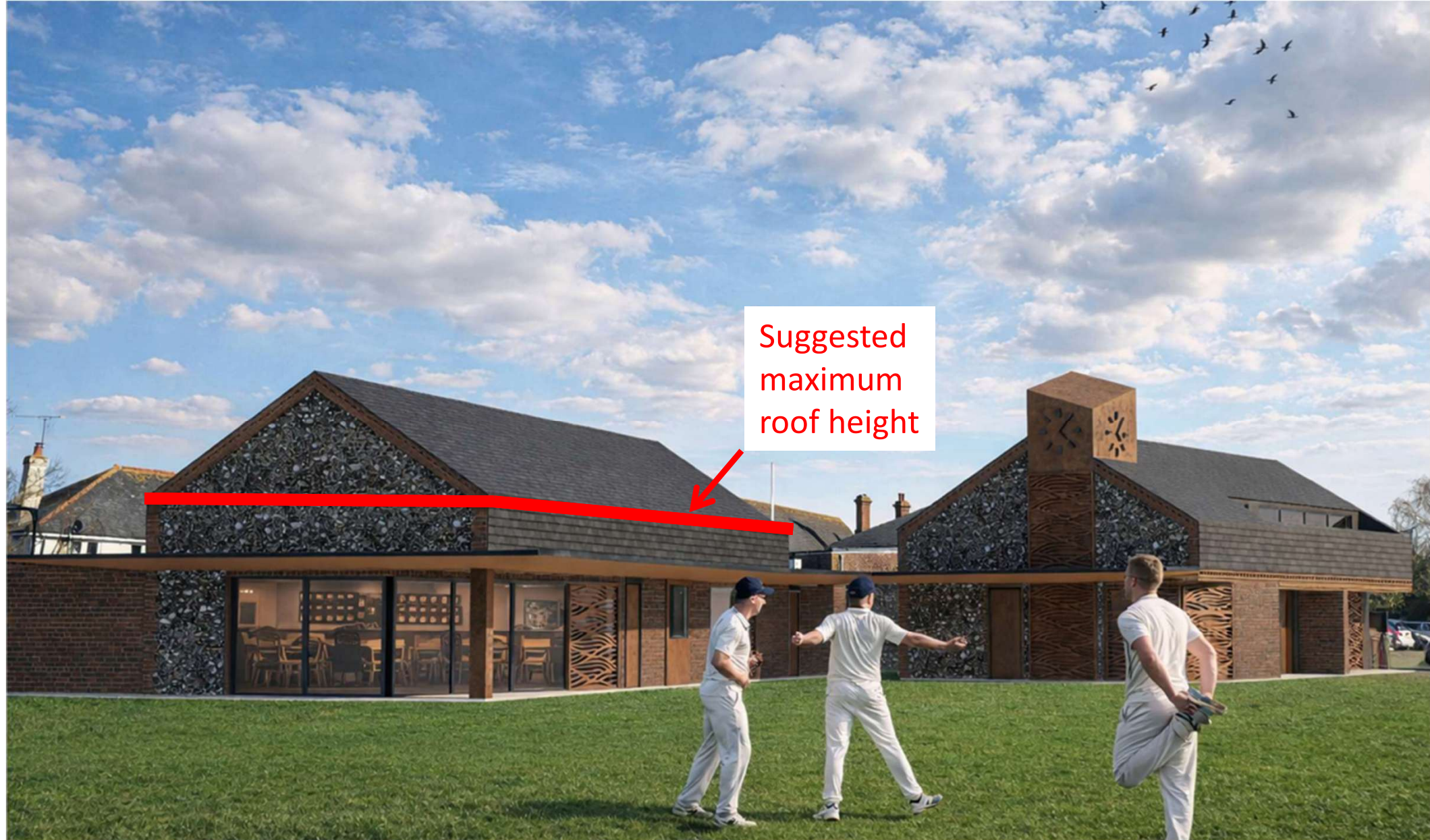
I think my wording was a bit unclear in the final paragraph of my comments.

I said ' The adverse visual impact would be much reduced, and the forbidding character of the building would be lessened if the gable was removed from the pavilion building and replaced with another, slightly higher, flat roof.'

I should have said 'replaced with another flat roof, slightly higher than the surrounding one' . I didn't mean slightly higher than the gable!

I hope it's clear what from the attachment.

Thanks, and have a good day,



Reducing the roof height of the Pavilion as suggested would:

- Greatly reduce the visual impact and loss of light for neighbouring properties
- Make the building less imposing and out of place when viewed from the playing field
- Be more in keeping with the function of the building as a sports pavilion
- Still provide architectural interest