

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 08:06:03 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0601
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 19/05/2026 8:06 AM.

Application Summary

Address:	18 Holm Oaks Cowfold West Sussex RH13 8AQ
Proposal:	Conversion of loft with installation of 2no. front rooflights and rear dormer. Erection of single-storey side and rear extension and ground floor rear infill.
Case Officer:	Marie Riggs

[Click for further information](#)

Customer Details

Address:	19 Holm Oaks Cowfold Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	I wish to object only to the proposed roof/loft extension at No. 18 Holm Oaks. I have no objection to the proposed lower ground-floor side extension or the garage rear extension, provided these elements are constructed strictly in accordance with the plans submitted within this application dated 12/04/26 and that no material

alterations are made from the approved design.

My objection relates specifically to the proposed loft/dormer extension, which I consider to be overly dominant and overbearing in both scale and appearance. The proposed black zinc finish is not in keeping with the character of the surrounding area and would appear visually intrusive, resembling a steel site cabin placed on top of the existing building.

In addition, the position of No. 18, which sits at slightly less than a 90-degree angle to No. 19, means that the proposed extension would materially affect the outlook from both my lounge and master bedroom. The development would also result in a significant loss of privacy. No. 19 was purchased in part due to its private aspect and limited overlooking from neighbouring properties.

Furthermore, the submitted drawings do not accurately reflect the existing arrangement at No. 19, which already benefits from a side lounge extension constructed prior to my ownership. The applicant's reliance on a 45-degree viewing angle is therefore misleading and immaterial in this case, as there would be no effective restriction on overlooking from the proposed window. Given that the extension would be an additional storey higher, direct views into both the master bedroom and ground floor lounge of No. 19 would be possible, resulting in an unacceptable level of overlooking and loss of residential amenity.

Should the application be approved, I would also request that a condition be imposed restricting site working hours, with no weekend working permitted, in order to protect the quiet and peaceful character of this residential close.

The continued references to No.24 Holm Oaks in the Ellisdon Architectural Associates Planning Statement is irrelevant as No.24 is set back from the adjacent dwellings (see photo) which all face the same way towards the back woods and has no visual impact on any of the adjacent dwellings or imposes any privacy issues either and as such SHOULD NOT be taken into account and presumed as a done deal!

The proposed roof extension at No. 18 would affect neighbouring properties, particularly No. 19. Although it is level with, or slightly below, the existing ridge height, it is not in keeping with the proportions or character of the host dwelling.

The loft conversion is not acceptable as it produces material harm to the character and appearance of the host dwelling and neighbouring amenity.

The proposed roof / loft extension of No.18 is extremely bulky, and should this be under consideration of approval suggest that the side walls are set in a minimum of 1m from the flank walls and reduced in depth by at least 1.5m from the eaves. This would make this dormer less imposing and more sympathetically designed. To avoid any potential overlooking suggest that window nearest to my property No.19 has the window opener / hinge on the left looking onto it. This should limit visibility to the right when

open. This window will need to be a fire escape window so will need a reasonable size opener. A more sympathetic finish must be considered possibly cladding or tile hanging?
Alternatively, flip the layout at the upper floor so that the bathroom is that end and has a frosted glass finish.
Should the case officer wish to visit my property at No. 19 in order to fully assess the impact of the application, they would be more than welcome to do so.

As initially stated, I have no objections to the proposed side/rear extension or the garage rear extension.

Further supporting documentation including photos have been emailed to planning@horsham.gov.uk as unable to attach to this comment section to support my objection.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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