

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 October 2026 20:24:14 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1652
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 01/10/2026 8:24 PM.

Application Summary

Address:	3-5 West Street Storrington West Sussex RH20 4DY
Proposal:	Shopfront alterations to Nos. 3 and 5 West Street, installation/retention of replacement kitchen extraction duct and associated extract equipment to the rear of No. 3 West Street, fenestration alterations to the rear of the building and external enclosure, and change of use of No. 5 to a waiting and food preparation area (part retrospective).
Case Officer:	Robert Hermitage

[Click for further information](#)

Customer Details

Address:	Oboe cottage 1 church street Storrington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	Because the development harms the historic character of the Conservation Area, creates an unacceptable noise and odour

nuisance, and compromises local residential amenity, it fails to comply with local planning policies. I respectfully urge the Planning Committee to refuse permission.

I am writing to formally object to the above planning application based on the following material planning considerations:

1. Harm to the Heritage and Visual Integrity of the Conservation Area

The properties at 3-5 West Street sit in a prominent location within the designated Storrington Conservation Area. The council is bound by Strategic Policy 34 (Heritage Assets and Managing Change) of the Horsham District Planning Framework, which demands that developments retain the historic distinctiveness of the local street scene.

- Inappropriate Modern Materials: The visual look of the proposed shopfront and rear external alterations fails to respect the historic fabric of the village core. Introducing modern, unsympathetic finishes or structural proportions erodes the traditional character of West Street.

- Industrial Blight: The retention of a bulky, external commercial kitchen extraction duct to the rear acts as an industrial eyesore. It is highly visible from surrounding vantage points and damages the historic roofscape and rear elevations that define this heritage asset.

2. Waiting Area Creating Public Disturbance and Loss of Residential Amenity

The change of use of No. 5 to a dedicated waiting area introduces a late-night or high-turnover commercial footprint directly adjacent to residential properties. This creates significant noise, anti-social disturbance, and a loss of privacy.

- Customer Loitering and Noise: A dedicated waiting area naturally causes customers, delivery drivers, and couriers to congregate both inside and directly outside the premises on the pavement. This generates constant ambient noise-including loud conversations, slamming car doors, and revving engines-occurring during sensitive evening and weekend hours.

- Failure to Protect Local Amenity: The application lacks any acoustic management or layout controls to contain this foot traffic. This directly breaches local planning guidelines aimed at safeguarding residents from the disruptive noise and general disturbance associated with high-turnover food establishments.

3. Unacceptable Noise Pollution from Extraction Equipment

The installation and retention of the kitchen extraction duct and associated plant machinery to the rear of the property is proposed to operate well above acceptable noise levels.

- The mechanical hum, vibration, and low-frequency drone from the exhaust fan create a highly disruptive acoustic environment for neighboring residents.

- This directly breaches the Planning Noise Advice Document for Sussex, and planning permission should be withheld until a complete noise mitigation and acoustic insulation scheme is legally enforced.

4. Severe Odour Nuisance (Greasy Food Exhaust)

The proposed extraction system is completely inadequate for handling the intensity of commercial food preparation at this site.

- The equipment is designed to discharge a heavy, persistent stench of cooked, greasy meat into the surrounding air.
- This airborne grease and intense odour blanketing the area makes nearby properties and outdoor spaces highly unpleasant to occupy, presenting a severe and unacceptable impact on local residential amenity and public environmental health.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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