

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 May 2026 23:02:44 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0576
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 17/05/2026 11:02 PM.

Application Summary

Address:	The Willows The Street Cowfold West Sussex RH13 8BW
Proposal:	Erection of 1 no dwellinghouse in the garden of Cowfold Stores. (Listed Building Consent).
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	The Bungalow 4 Yew Tree Close Cowfold Horsham West Sussex
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Comments Details

Comme nter Type:	Neighbour
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Stance:	Customer objects to the Planning Application
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Reason s for comme nt:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
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Comme nts:	I wish to object to the planning applications DC/26/0576 and DC/26/0575 for the following listed reasons.
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	Building Access
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1.1 The proposed site does not have any way to access it with any machinery, to drop off materials or provide any services to aid in the construction of a dwelling. The ONLY access is the single side gate that cannot be widened due to it being between the grade 2 listed building and the corner of the graveyard.

1.2 There is nowhere to drop off materials. It cannot be unloaded roadside as this would directly be on a mini roundabout. Cowfold has no bypass and it gets extremely busy during morning and evening rush hour. So deliveries cannot be safely made to this location.

Possibility for future subletting.

The submitted plans for the building show they have planned for en-suites to both bedrooms, in a mirrored design. It would therefore be very easy to convert this into 2 separate flats, or rent out each room to 4 people in total (as stated in the section titled "Amenity for future occupiers"). This has not been mentioned once through any of the documents.

Parking

3.1 No availability parking in the immediate area. There is no immediate available parking on the layby outside The Stores, during the evening these are full, being occupied by residents and the Cowfold Tandoori. And overnight these are full with residential cars.

3.2 The survey provided, by Reeves Transport on 9th March 2020, is out of date and inaccurate. The local car park survey was completed 6 years ago, with no specific date/time, or if it was over multiple days to get an average report. This no longer accurately reflects the parking situation within a local walking distance.

3.3 The report is based on an occupancy of 2 people, however the same document goes on to contradict this. In the section titled "Amenity for future occupiers" it says it is "a 2 bedroom, 4 person house".

Fire Risk

4.1 The plans state for the building to be directly on the boundary to Paddock Oaks, which currently consists of a fence and an evergreen hedge overhanging the fence. This provides a big fire risk as the proposed kitchen has a window up against this fence and hedge. This also does not allow for maintenance of the fence or rear side of the building.

4.2 The building will only have the side gate as access, with no other lawful means for emergency services to access the property. You cannot drive up to this gate as it is down a pedestrian path with bollards at the front.

Loss of light and privacy

5.1 The opposite flats and houses will lose privacy to habitable rooms. The planned upstairs bedroom windows will directly face the existing flats and houses, The Stores and Willows Cottage, at distances of 5 meters and 9 meters respectively. Well below the stated 21 meters as found on the Horsham.gov.uk website.

5.2 Our habitable rooms will lose natural light. The proposed building will be only 2 meters away from the boundary fence (as stated in their Planning Statement), well within

the minimum 10.5 meters as stated on Horsham.go.uk. This would severely shield our kitchen and bathroom from sunlight as these are the only windows in these rooms. Furthermore, the proposed height (6.2 meters) and position of the new dwelling (4.5 meters from our kitchen window) contravenes the 25 degree rule (the BRE standard for daylight), resulting in an angle of 54 degrees. This will result in a substantial loss of Vertical Sky Component (VSC) to a habitable room.

5.3 The view, out the back of our courtyard and kitchen, will be reduced from trees and a view of the churchyard, to the blank side of a house.

Conservation area

6.1 The location for the proposed house will be well within the Cowfold conservation area. Which is in place to conserve the look, layout and style of the village, to reduce over crowding and over development.

6.2 The new property will border two listed buildings, St Johns Church and The Stores, both of which will have their views greatly impacted by a new 2 level house. The church yard is not concealed from this current plot and the house will be very visible to anyone using the church yard.

6.3 The site is located within a recognised "archaeological notification area" which can be found here: https://www.horsham.gov.uk/__data/assets/pdf_file/0009/128772/Inset-5-Cowfold.pdf

https://www.horsham.gov.uk/__data/assets/pdf_file/0005/128768/Policy-Map-Key.pdf
This means that the proposer would have to take appropriate steps to record and protect heritage assets. There is no documentation to indicate this will be done.

Risk of damage to the Grade 2 listed building and cellar.

7.1 The Stores, which is a grade 2 listed building, will be only 5 meters away. It also has a cellar on the closest wall to the new proposed property. There will be a high risk of collapse with heavy machinery and foundations laid so close.

Mistakes within the submitted documents.

These mistakes are a rise of concern to the accuracy and completeness of the entire application. They are of concern to what has actually been applied for as it is not clear.

8.1 Various names of buildings have been listed incorrectly, such as;
Walnut Tree close -> Yewtree Close
Paddocks Wood -> Paddock Oaks

8.2 Orientations incorrect. The provided diagrams and submitted documents do not match in which direction each face of the building will be facing. On this document it states the principle elevations will be facing north
(https://iawpa.horsham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=5B534B9036FF45B59161A57CC4C5B8BF).

8.3 Incomplete planning. The current plan for the new dwelling shows 2 windows at the rear of the ground floors. This will be within inches of the existing boundary fence to Paddock Oaks, therefore redundant.

8.4 There are altered land registry maps, with greyed out red boundary lines and new lines drawn over, excluding The Willows.
(https://iawpa.horsham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=9648D32990814A6888D1C0082597AD1A)

8.5 The address that the planning applications have been submitted on is "The Willows The Street Cowfold West Sussex RH13 8BW". Whereas the actual address the garden belongs to is "The Stores, Cowfold".

Previous planning conditions not met.

Within the planning application DC/23/1282, to convert the rear of the ground floor of The Stores into a flat, a condition has never been met. It was stipulated (found within this document https://iawpa.horsham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=45EE3E2DD6649FA8E7B67184B727286) that the proposed bicycle store next to the rear bin store had to be in place prior to any occupation of the flat. Neither the bike store or this bin store were ever built.

You can find the drawn up plans for this Bicycle store here:
https://iawpa.horsham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=FFF17791FAD44AD480DEF2D263521015

For all the reasons stated above I strongly request these applications to be refused.

Kind regards

Telephone:

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