

From: [REDACTED]
Sent: 25 June 2026 22:36
To: Halima.Chowdhury
Subject: Re: FW: DC/26/0756, Lakers Farm Cottage, Mill Road, West Chiltonington,
Attachments: Lakers Farm Cottage - Services Route 1.png; Lakers Farm Cottage - Services Route.png; Lakers Farm Cottage - Existing Site Plan -v2.pdf; Lakers Farm Cottage - Location Plan - v2.pdf; Lakers Farm Cottage - Proposed Site Plan -v3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Halima,

Thank you for your email regarding the proposed service route. I set out below a response to that query, together with brief clarification on the points raised in the neighbour's representations, to assist your determination.

Revised Site Plans

Before addressing the points raised, I should note that we have prepared revised, measured site plans to replace those originally submitted. The original plans were generated from a commercial mapping provider whose pre-supplied boundary data did not precisely match the position of features on site. We have since taken more accurate on-site measurements, and the attached revised plans now show the relationship between the garden room, the boundary, and the neighbouring annexe more accurately.

Service Route – Existing Concrete Hardstanding (response to your query)

You are correct that the first few metres of the route, between our rear door and the existing flower bed, cross an area of existing concrete hardstanding within our own property. There will be NO excavation of this hardstanding.

Across the hardstanding, the SWA power cable and external-grade data cable will be surface-mounted and fixed using cable cleats, run discreetly alongside the existing pipework (downpipe/soil stack) where possible. The cables then transition into a shallow hand-dug trench across the adjacent flower bed (soft ground) to reach the garden room. Accordingly:

- The entire route lies within our own property. No cables will be fixed to, or routed along, any neighbouring wall.
- There is no deep excavation anywhere on the route. The only below-ground element is a narrow, shallow (in the order of 300mm) hand-dug trench in soft ground (the flower bed), located within our own property and which cannot affect the foundations, drainage or waterproofing of the neighbouring annexe.
- The attached revised Proposed Site Plan (v3) shows the route within our boundary, and I also attach an annotated photograph clearly illustrating the existing concrete hardstanding (across which the cables will be surface-mounted) and the adjacent flower bed.
- As a further benefit, the new route will allow the removal of the existing white plastic trunking and power cable currently fixed along the neighbouring roofline, which serves the existing

shed. Removing this surface-mounted run will tidy the appearance of this elevation and represents a small but genuine improvement to the visual setting of both listed buildings.

- All electrical installations will be carried out by a qualified electrician in accordance with the applicable wiring regulations.

Daylight, Outlook and Overshadowing

The proposal involves the demolition of the existing shed, whose roof already stands at 2.5m high and is located closer to the neighbour's window than the proposed garden room will be. The replacement building is no taller than the existing shed and is set further back. The proposal can therefore only improve the daylight reaching the neighbour's window relative to the existing situation; it cannot worsen it.

This is reinforced by the wider site conditions. The boundary is defined by an unrendered 1980s breeze block wall approximately 2.5m high, and the existing outlook from the neighbour's window is already substantially enclosed, with boundary planting growing well above the height of that wall. The garden room, which sits within an existing sunken depression approximately 300mm below garden level and slopes down to the rear, sits below these existing features.

Taking the established baseline into account, the proposal results in no material change to daylight, outlook or overshadowing and, if anything, a modest improvement, given the greater separation distance from the window.

Privacy and Overlooking

The front elevation of the garden room, which faces the neighbouring annexe, contains a single-glazed entrance door and one narrow fixed window. To resolve the privacy concern raised, we propose the following amendment, which we are content to see secured by amended plan or by condition:

- *The entrance door will be altered to open INWARDS, eliminating entirely the external door swing referred to in the representation.*

We would note that the representation itself confirms a sofa is positioned directly beneath the neighbour's window, indicating it functions as a low-level feature rather than a standing outlook, which further limits any realistic mutual visibility. The garden room door, being a point of access rather than a habitable-room window, faces obliquely toward the existing boundary wall rather than squarely toward the neighbour's window. We would also note that the existing shed already has an outward-opening door into the same space; the proposed inward-opening door therefore improves upon, rather than introduces, this relationship.

Taken together, the inward-opening door and the geometry of the relationship fully address the concern raised, and we respectfully submit that no overlooking of a kind that would warrant refusal arises.

Noise and Disturbance

The garden room is a modest 6.7 sqm structure for use as a home office incidental to the dwelling. Activity of this nature is not materially different from ordinary domestic garden use and falls well below the threshold of harm in planning terms. The insulated SIP construction and double-glazed

windows further limit any sound transmission.

Heritage – Setting of the Listed Building

The heritage impact of the proposal has already been assessed by the Council's Conservation Officer, who has confirmed that no harm will arise to the listed building or its setting and has advised that the application may be determined positively.

This accords with the Design and Heritage Statement, which sets out that the proposal:

- involves no loss of historic fabric and no physical attachment to the listed building;
- is fully reversible; and
- replaces a dilapidated shed with a high-quality, subservient structure that better screens the existing breeze block boundary wall.

In light of the Conservation Officer's conclusion, we respectfully submit that the heritage concerns raised in the representation are addressed, and that the proposal preserves the setting of the listed building in accordance with heritage policy and the statutory duty.

We trust the above resolves the service-route query and the matters raised in the representations. We would be grateful for your confirmation as to whether the door amendment can be dealt with by amended plan prior to determination, or whether you would prefer to secure these points by condition.

Please do not hesitate to contact me if any further information would assist.

Kind regards,

David Windell

Lakers Farm Cottage, Mill Road, West Chiltington, RH20 2PZ

On Tue, 23 Jun 2026 at 12:26, Halima.Chowdhury [REDACTED] > wrote:

Dear David,

DC/26/0756,

Lakers Farm Cottage, Mill Road, West Chiltington,

Demolition of existing shed and erection of a single storey detached outbuilding.

Thank you for your email below.

A neighbour has raised concerns that the area for the proposed underground route for the service cable consists of substantial concrete hardstanding. Please kindly provide further clarity on this point including the method of construction along with any updated plans.

I would be grateful if the requested information could be provided by 26th June 2026.

Kind regards

Halima Chowdhury

Planning Officer

[REDACTED]
[REDACTED] [REDACTED]



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: [REDACTED]
Sent: 19 June 2026 21:02
To: Halima.Chowdhury [REDACTED]
Subject: Re: DC/26/0756, Lakers Farm Cottage, Mill Road, West Chiltington,

Dear Halima,

Thank you for your email and for taking the time to visit the site recently.

To answer your query regarding the services: electricity and internet/telecommunications will be supplied to the proposed garden room via an underground Steel Wire Armoured (SWA) power cable and an external-grade Ethernet + fibre optic data cable.

I understand a neighbour has raised concerns regarding the routing of these services, so I am happy to provide full clarity to assure you that there is absolutely no risk to any neighbouring structures or the listed curtilage.

To minimise excavation, these cables will be laid together within a high-impact protective conduit. This mechanical protection allows us to utilise an exceptionally shallow, narrow trench (approximately 300mm deep) running through the rear garden from the main cottage to the new outbuilding.

To ensure the continued protection of the Grade II listed building, its immediate setting, and neighbouring properties, we will ensure the following:

- The route is contained entirely within our own property. No cables will be fixed to, or routed along, any walls.

- Because the hand-dug trench is exceptionally shallow (approx. 300mm), it cannot and will not have any impact on the deep foundations, drainage, or waterproofing of the neighbouring annexe (which we note extends 1.6 metres below ground level).
- Avoiding deep excavation ensures there will be no disruption to historic foundations and protects the archaeological integrity of the listed curtilage.

The cables will enter our main dwelling through an existing service penetration by the rear door. There will be no overhead cables.

Please find attached the updated Proposed Site Plan, which now includes a dashed line indicating the proposed underground route for these services.

If you require any further information to assist with your determination of the application, please do not hesitate to let me know.

Kind Regards,

David

On Wed, 17 Jun 2026 at 15:36, Halima.Chowdhury <[REDACTED]> wrote:

Dear David,

DC/26/0756,

Lakers Farm Cottage, Mill Road, West Chiltington,

Demolition of existing shed and erection of a single storey detached outbuilding.

I refer to the above application.

Please kindly confirm how the electricity, telecommunications and internet services would be supplied to the proposed outbuilding. Also, please kindly update the submitted proposed site plan to include the proposed route of these services.

I would be grateful if the requested information could be provided by 24th June 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [REDACTED]
[REDACTED] [REDACTED]



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