

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 July 2026 14:16:09 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0616
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 06/07/2026 2:16 PM.

Application Summary

Address:	82 Bedford Road Horsham West Sussex RH13 5BH
Proposal:	Erection of a single storey rear extensions (Part Retrospective)
Case Officer:	Meg Bayliss

[Click for further information](#)

Customer Details

Address:	84 Bedford Road Horsham
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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 - Overdevelopment - Privacy Light and Noise
Comments:	I am writing to raise a further planning consideration regarding application DC/26/0616, which I believe should be taken into account when assessing the proposal. I appreciate that HMO licensing and planning are separate regulatory regimes, and I am not asking the Council to determine licensing matters through the planning process. However, the

submitted plans clearly show that the proposed extension is intended to facilitate a six-bedroom HMO. As such, I believe it is appropriate for the Council to consider the quality of accommodation that would result from the completed development.

Additionally, planning asked the HMO licensing team to comment on this proposal as part of the planning consultation, therefore it is clear that the two are linked

Paragraph 135(f) of the National Planning Policy Framework requires planning decisions to secure a high standard of amenity for existing and future users. The proposed layout appears to raise concerns in this regard, including the apparent absence of a separate communal living space, reliance on a windowless internal kitchen as the only shared amenity space, and bedrooms that appear to have restricted headroom in parts.

These matters relate directly to the living conditions of future occupiers and are therefore relevant planning considerations. They also reduce the public benefit of the proposal when weighed against the acknowledged planning impacts of the extension, including overdevelopment of the site, loss of private garden, and effects on neighbouring amenity.

The proposed extension is not an independent addition to an existing dwelling but forms an integral part of the creation of a six-bedroom HMO. The extension facilitates a form of development that appears to provide an unacceptably poor standard of accommodation. The development therefore raises concerns regarding the living conditions of future occupiers. The planning harms arising from the extension, including overdevelopment of the plot, substantial loss of private garden and impact on neighbouring amenity, are not outweighed by the creation of accommodation of such limited quality.

The council is being asked to determine the extension without properly considering the planning consequences of the completed development.

The planning team should assess the extension in the context of the overall completed scheme, including whether it results in acceptable living conditions, and whether the proposal amounts to overdevelopment. Otherwise I would be concerned that the planning assessment has been drawn too narrowly.

I have copied in the HMO licensing team simply because there is an overlap in the factual circumstances, although I fully recognise that licensing and planning perform different functions. My comments are intended solely to assist the planning assessment under the NPPF.

Thank you for your consideration, and I would be grateful if these points could be taken into account when determining the application.

Kind regards

Telephone:

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