

To Horsham DC Planning Department

RE: Objection Letter

17 Ghyll Crescent, Horsham, RH13 6BG

15/07/2026

SUBJECT: OBJECTION TO PLANNING APPLICATION [DC/26/0962]

Site Address: 16 Ghyll Crescent, Horsham, RH13 6BG

Dear Planning Officer,

I write to formally object to the above planning application for a first-floor extension at 16 Ghyll Crescent, Horsham, RH13 6BG

As a direct neighbour and local resident at 17 Ghyll Crescent, Horsham, RH13 6BG, I am deeply concerned that the proposed development, if approved, will have an unacceptable and detrimental impact on neighbouring properties, as well as set a damaging precedent for future development in our immediate area.

My objection is based on the following material planning considerations:

1. Overbearing and Dominant Visual Impact

The proposed first-floor extension, due to its [height / depth / massing], is excessively large and unneighbourly. It will create an overbearing, oppressive, and dominant structure right on shared boundaries. This will negatively impact the outlook from neighbouring properties, which were designed and a precedent set as detached/link detached properties. Should the extension be granted in its current design and building line, this will restrict the neighbouring property from equally undertaking such extension to their property. This application, if copied by its direct neighbour, would turn two attractive purpose built linked detached properties into one mass detached house in its front elevation visual impact.

2. Loss of Light and Overshadowing

The height and depth of the proposed extension will cause a significant loss of natural daylight and sunlight to neighbouring properties and garden, particularly during the morning and afternoon. This conflicts with the Council's Local Plan policy regarding the protection of residential amenity and the BRE (Building Research Establishment) guidelines for daylight.

3. Loss of Privacy and Overlooking

The proposed extension on the first floor will directly overlook a private rear garden. This results in an unacceptable loss of privacy and a severe overlooking issue. If approved, this would compromise the reasonable enjoyment of other homeowners.

4. Harm to Local Character and Undesirable Precedent

The design, scale, and massing of the proposed first-floor extension are out of keeping with the established character of the street scene. Approving an extension of this magnitude would represent an unacceptable overdevelopment of the plot. It would set a highly damaging precedent for

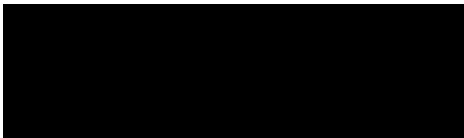
similar bulky, out-of-character extensions in the surrounding area, which would erode the architectural harmony of our neighbourhood.

Summary

I urge the Planning Officer to refuse this application in its current form. Alternatively, I request that you seek amended plans that significantly reduce the scale and massing to respect the character of the area and protect neighbouring properties. The current design, taken the new building line to the party wall and subsequent roof verge will overhang the party wall line of No. 16 which restricts the equal opportunity for the direct neighbour to build the same, and sets a precedent of turning Ghyll Crescent into a street of linked detached properties (via garages) into a street of terrace and semi-detached homes. This was not the intention of the original street scene design.

Thank you for considering my views. Please keep me informed of the progress of this application and any forthcoming decision or changes to the application.

Yours sincerely,

A large black rectangular redaction box covering the signature area.A small black rectangular redaction box covering the contact information.

