

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 08:36:48 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1246
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 15/09/2026 8:36 AM.

Application Summary

Address:	Land at The Crows Nest New Hall Lane Small Dole West Sussex BN5 9YH
Proposal:	Erection of a single chalet bungalow and detached garage.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	The Gables Small Dole
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise - Trees and Landscaping
Comments:	We are objecting to this proposal with the following comments: 1) We believe it is NOT appropriate to build a house in a back garden which is situated in a very rural setting. The Planning Committee must decide whether or not such a location is appropriate. 2) Proposed house ("The Roost") is too tall relative to the neighbouring properties. A chalet bungalow with lower height to the roof ridge would be more in keeping with the character of

neighbouring dwellings.

The immediate neighbour to the east (Downley) is a bungalow, and single storey dwellings are approved for the adjoining plot of New Orchard/Highdown Nursery (DC/26/0638).

3) Screening trees. Shown on the Proposed Landscape Plan*, Acer platanoides and Fraxinus excelsior, designated as "Relocated Existing Trees*" are important screening trees for both The Roost and The Gables. For the avoidance of doubt, these trees must be incorporated into the landscaping plans** and positioned in the south-east corner of The Roost plot along the line of sight from The Roost to The Gables, benefitting the privacy of both properties.

*Proposed Landscape 26493-FLA-ZZ-00-DR-A-012. RevA.

**Tree Retention and Protection Plans. Demolition and Tree Translocation Plans.

4) Drainage ditches. When rains come, drainage from nearby properties follows long established watercourses ("drainage ditches") which help to ensure proper flow of surface water. The Proposed Drainage Strategy** does not show the existing drainage ditch bordering The Gables/Downley which runs into The Crow's Nest drainage ditch. This ditch must not be blocked off and must join with the Proposed New Drainage Ditch; this important feature of the local drainage must be shown in the drawing.

*26493-FLA-ZZ-00-DR-A-013

5) Animal welfare. Buildings shown to the west of the proposed new dwelling plot* are long established accommodations for cats and cattery equipment [Eastmead Boarding Cattery]. Cats can be badly affected and intolerant of loud noise such as construction works and this could have a very detrimental effect on the well-being and welfare of these animals.

* Existing Site Location Plan Drawing 26493-FLA-ZZ-DR-A-001.

6) Hedgerow misplaced in drawings. The hedgerow shown as H60 (Fragus sylvatica) in the Tree Retention and Protection Plan* is entirely within the curtilage of The Gables, and NOT as shown in these drawings as being within the curtilage of The Crow's Nest.

*LLD3852-ARB-DWG-204. Rev 00; and LLD3852-ARB-DWG-202. Rev00; and LLD3852-ARB-DWG-200. Rev00.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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