

From: Planning@horsham.gov.uk
Sent: 11 June 2026 09:38
To: Planning
Subject: Comments for Planning Application DC/26/0806
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 11/06/2026 9:38 AM.

Application Summary

Address:	Henfield Lodge Brighton Road Henfield West Sussex BN5 9SU
Proposal:	Prior Notification for the Change of Use of an Agricultural Building to a single dwellinghouse.
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	South Kentwyns Brighton Road Henfield
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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 - Other - Overdevelopment - Privacy Light and Noise
Comments:	Further to your letter dated 21 May, I write to object on behalf [REDACTED] who lives at South Kentwyns located opposite the application site. Planning permission should be refused. 1. A new house - the application proposes a 4-bed house to replace a vineyard storage barn which is in the grounds of Henfield Lodge. Henfield Lodge is a very large private dwelling house, and there is no explanation as to why a further self-contained house is needed. It is a quiet rural location, and the new house will create noise/disturbance to neighbours and a precedent for further houses in the grounds of Henfield Lodge. 2. Ancillary to Henfield Lodge - to date the application site has always been ancillary to Henfield Lodge. It was originally the kitchen garden to the large house. Since 1963 [REDACTED]

have lived at South Kentwyns, and the application site was a grassed area, for a while a vineyard with storage barn, and for the last few years it has been a grassed area with storage barn. Various planning permissions have required it to be ancillary to Henfield Lodge, a dwelling.

3. Increased vehicle traffic - vehicular access is proposed through the main gates of Henfield Lodge on Brighton Road, and through the grounds of Henfield Lodge to the proposed house. These arrangements would likely change in the future, because the side gates of Henfield Lodge to the neighbouring lane would enable the proposed house to be separated from Henfield Lodge. So there is a likelihood of increased traffic in the lane, which has been a concern of neighbours expressed in representation letters to the council over many years, and remains so, because the lane is narrow with a dangerous exit onto Brighton Road.

4. Adverse impact on South Kentwyns - the proposed house is close to and directly opposite South Kentwyns. The new house will have an increased intensity of use compared to the vineyard, and will cause greater disturbance to South Kentwyns. A new west-facing window is proposed that will face the four windows in South Kentwyns, which will reduce privacy. There are 7 new sliding external doors proposed, which will encourage noise disturbance. There is extensive glazing proposed, comprising 8 doors, 11 roof lights and 11 windows - this will increase light pollution because the amount of glazing would increase and because the existing is limited by the permitted hours of use. Earlier this year a new vehicular access from the side gates to the application site was created, previously the only access being through the Henfield Lodge gardens, so there will be new vehicle noise affecting the several existing houses on the lane.

5. Precedent of previous conditions - previous planning permissions have recognised the impact of development on South Kentwyns, other neighbours and the lane. Conditions have included: uses only in connection with Henfield Lodge, use only for the benefit of the then-applicants, restricted hours of use, no external lighting, and vehicular access only via the Brighton Road entrance. Planning permission should be refused, but, if planning permission has to be granted, similar conditions should be imposed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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