

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 June 2026 13:22:48 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0937
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 24/06/2026 1:22 PM.

Application Summary

Address:	Venters East Street Rusper Horsham West Sussex RH12 4RH
Proposal:	Permission in Principle for the conversion of an existing building to form 1no dwelling.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Little venters East st Rusper
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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:	I am writing to object to the proposed development on the following material planning grounds. The insertion of a further dwelling on this restricted plot represents unsustainable overdevelopment that will cause severe,

irreversible harm to the setting of adjacent heritage assets and local infrastructure.

1. Severe Harm to the Setting of Listed Buildings (Heritage Harm)

The application site sits within the immediate curtilage and setting of three Grade 2 listed properties.

Impact on Character:

The proposed development seeks to replace an open space which is part of the gardens of venters, and an associated building with a permanent dwelling. The existing space is an integral part of the historic, low-density layout of this heritage setting and is and was never intended to be for development. It will damage the outlook both from residents homes and also the heritage view as you approach.

Policy Contradiction:

Introducing a further inappropriate, residential structure into this sensitive space directly contradicts statutory duties to preserve or enhance the setting of Listed Buildings. The cumulative impact of adding a sixth property to this specific historic cluster will completely negate the design, open character, and historical significance of the location.

2. Overdevelopment and Overcrowding

The application site is accessed via a private driveway that currently serves five homes (three listed, two non-listed).

Density: Five homes already represent the absolute maximum density this specific pocket of land can sustainably support.

Harm: The proposed dwelling is without doubt overdevelopment. It will result in the overcrowding of a site that was historically intended to remain subordinate and open, completely compromising the established pattern of development in the area.

3. Detrimental Impact on Residential Amenity (Noise, Light, and Privacy)

Due to the close proximity of the listed buildings and the narrow nature of the plot, the residents currently rely on the existing open boundaries for privacy.

Noise and Disturbance:

The intensification of the site will significantly elevate ambient noise levels from additional residents, visitors, and deliveries, disrupting the quiet enjoyment of the existing properties.

4. Highway Safety, Access, and Traffic Intensification

The development relies entirely on a private driveway for access, which is already experiencing operational strain

Traffic Volume:

Adding another dwelling will substantially increase daily vehicular movements, leading to heightened traffic conflict and noise along a narrow private access route.

Wear and Tear: The driveway is already suffering from significant wear, tear, and structural damage, including deep potholes. The access route cannot safely absorb the heavy vehicular traffic required for both the construction phase and the permanent lifetime of the dwelling.

5. Infrastructure and Utility Strain

The localized infrastructure is at capacity and cannot support further residential connections.

Drainage and Utilities: The existing drainage network and utility connections are already heavily burdened. The site can be serviced without causing drainage backups or utility degradation for the existing five homes.

Access Bottlenecks: The physical constraints of installing new utility lines beneath an already failing private driveway present a severe risk of disruption and structural damage to the primary access route of the existing residents.

Conclusion

For the reasons outlined above-specifically the irreversible harm to the setting of multiple Listed Buildings, the unsustainable overdevelopment of a constrained site, and the impact on access and infrastructure-I strongly urge the Planning Authority to refuse this application.

Kind regards

Telephone:

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aton