

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 August 2026 17:03:43 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1197
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 29/08/2026 5:03 PM.

Application Summary

Address:	St Marks Court Chart Way Horsham West Sussex RH12 1XL
Proposal:	Prior Approval for the Change of Use of the existing Class E building into 195 residential dwellings comprising 58no. 1 bedroom (1 person), 115no. 1 bedroom (2 person), 12no. 2 bedroom (3 person) and 10no. 2 bedroom (4 person) units.
Case Officer:	Robert Hermitage

[Click for further information](#)

Customer Details

Address: Flat 37 Linden House Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity
Comments:	For a Certificate of Lawfulness to be granted, the applicant must demonstrate that the 195-unit residential conversion can be fully and practically delivered within the parameters of the original Prior Approvals. A review of the site's physical constraints suggests that the scheme, as proposed, is not practically feasible under the Permitted Development framework for the following reasons:

Transport and Access Constraints: The town-centre location and physical layout of St Mark's Court lack the capacity to support the parking, delivery, and waste-collection infrastructure required for 195 households. Servicing a high-density development here risks creating safety hazards and traffic congestion on Albion Way and the surrounding restricted road network.

Noise and Habitability Issues: Due to the building's proximity to heavily trafficked roads, achieving acceptable internal noise levels for residents is a significant challenge. Any major external alterations or structural additions required to mitigate this noise would exceed Permitted Development rights, meaning the project cannot be lawfully completed under an LDC pathway alone.

Phasing and Structural Complications: The existence of multiple, overlapping prior approvals for partial or full configurations of the building creates ambiguity. It remains unclear how core utilities, fire safety escapes, and communal services can be safely and cohesively managed across the different wings of the complex.

Because the development cannot easily satisfy the transport, environmental, and structural criteria set out in the baseline approvals without requiring full planning permission, I respectfully request that Horsham District Council reviews these feasibility challenges closely and refuses the Certificate of Lawfulness.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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