

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 March 2026 16:49:47 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: Birchwood, Birchwood Grove Road, Burgess Hill DM/25/3241

Hi Catherine

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site is an unlisted semidetached house located within the Silverdale Road/Birchwood Grove Conservation Area of Burgess Hill. The house pair were originally one property, also then known as Birchwood – the building dates from the mid-late 19th century, making it one of the earlier properties in this part of Burgess Hill. Initially set in substantial grounds, Birchwood was divided into two houses during the mid 20th century, and the greater part of the gardens sold off piecemeal for development. However, despite this history of alteration and adaptation Birchwood and its attached neighbour retain many period features and make a positive contribution to the character and appearance of the Conservation Area, which is enhanced by their garden settings.

The current proposal relates to the rear of Birchwood and is for the demolition of an existing attached single garage and construction on an enlarged footprint of a single storey rear extension.

The existing garage is a rather dilapidated 20th century building which detracts from the character and appearance of the house and of the Conservation Area- its removal and sympathetic replacement are therefore not considered contentious in principle. The proposal also includes demolition of a small building to the east of the garage which is described as a store- this appears to be an original or early structure which is attached to a similar building to the rear of Oakleigh. The loss of this apparently historic structure is perhaps regrettable, but given its very modest nature and lack of particular features of interest it is not considered on balance unacceptable.

The proposed replacement extension is greater in footprint than the garage and store combined; cumulatively the impact of this additional bulk alongside existing older additions to the rear of the property is of potential concern. However, the proposed extension is sympathetically designed in terms of its form and detailing, including roof form and elevational treatment, and is visually slightly detached from the existing house by a recessed link- on balance given the beneficial aspects of removing the existing garage in favour of a better designed addition the increase in scale is considered acceptable.

The proposal also includes a small infill extension within the existing rear courtyard between the main house and store building. Although this is a further increase in bulk it

is modest in scale and well screened in views from outside the site. On balance, this aspect of the proposal is not considered contentious.

One detailed aspect of concern, which is the design/glazing pattern to the large window/French windows to the western side of the northern end of the main extension. These windows and the fanlight above have a horizontal emphasis in the glazing pattern which is at odds with both the fenestration to the original house and to the existing rear extension to which this new work attaches. This requires amendment so that the window sits more comfortably in the elevation.

On balance, therefore, and subject to the above amendment, the proposal is considered to preserve the character and appearance of the house and of the wider Conservation Area, meeting the requirements of District Plan Policy DP34.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and colour, texture and style of pointing
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes of the following:
 - - typical examples of new windows. Your drawings should include depth of reveal and glazing bar detail as appropriate.
 - - typical examples of new external doors. Your drawings should include depth of reveal and glazing bar detail as appropriate.
 - - typical eaves/parapet details
- New rainwater goods and other external pipework to be of painted metal

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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