

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 June 2025 15:19:52 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: 1 Commercial Road, BH DM/25/1011

Hi Caroline

Initial comments on the above application.

1 Commercial Road is an end of terrace late 19th/early 20th century house located within the Fairfield Conservation Area of Burgess Hill. It is part of a short terrace of similar properties, which is adjacent to a further similar terrace to the west, both of which face north onto the Fairfield Recreation Ground. The terraces have a characteristic rhythm of plot width, and are of handed pairs of houses with projecting canted bay windows at ground floor, shared chimney stacks, and consistency of elevational treatment in terms of spacing and proportions of window openings, front doors, and detailing including polychrome brickwork. The properties retain a number of original features and despite some unfortunate alterations such as unsympathetic replacement windows make a strong positive contribution to the character and appearance of the Conservation Area, which is typified by a *'concentration of small Victorian terraced houses, many of which are bay-fronted, with small front gardens enclosed by low boundary walls'* (from the Council's document 'Conservation Areas in Mid Sussex').

The current proposal is for a two storey side extension, single storey rear extension and dormers to the rear roof slope. In my opinion, this raises a number of concerns:

- The proposed two storey side extension is in my opinion contentious in principle, due to the adverse impact on the established rhythm and consistency of proportion of the house frontages within the terrace, which would be disrupted by the increased width to the elevation and roof of no. 1. This would be harmful to a key characteristic of the terrace. Due to its scale, and lack of appropriate subordination to the existing house, the extension would also be contrary to the Council's Design Guide, specifically principles DG49 (General Principles for Extensions) and DG50 (Front and Side Extensions).
- This harm would be exacerbated by the unsympathetic detailing of the proposed side addition, which includes windows to the façade and to the rear elevation which do not match the proportions of the existing- as noted above the consistency of this detailing along the terrace is another key characteristic of the street scene. The greater width of the proposed new windows in comparison to the existing adds to the undue visual prominence of the addition.
- Although a rear ground floor infill addition sitting in the angle of the main rear elevation and the original two storey rear wing may be acceptable in principle, as shown this extends also across the width of the proposed two storey side addition, so that the extensions to the house would in combination wrap around the rear corner of the building. In combination with the scale of the two storey side addition, this results in the extensions appearing over dominant in relation to the original house, undermining the integrity of the original architecture, including the terrace form. This will be contrary to the requirements of the Council's adopted Design Guide, specifically Design Principles DG49 (as above) and DG51 (Rear Extensions).
- A single dormer to the rear of the property may be acceptable in principle (to the existing rear roof slope), but as shown the dormers are excessive in scale, and as a

consequence too prominent within the roof slope. This will also be contrary to the Design Guide, specifically paras. 6.3.5 -6.3.8 which refer to dormer design.

In summary, although there may be scope for a more modest rear addition and rear dormer, the proposal as shown has a significance adverse impact on the character and appearance of the house, the terrace of which it is part, and the Conservation Area. This will be contrary to the requirements of District Plan Policy DP35 and the Council's Design Guide. In terms of the NPPF the proposal would result in a mid level of less than substantial harm, so that paragraph 215 will apply.

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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