

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 October 2025 16:07:03 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/25/2470 The Rosary, Lion Lane, Turners Hill

Hi Tracie

Comments on the above planning application.

The Rosary is a detached 19th century or earlier house located within the Turners Hill Conservation Area. A brief historical map regression exercise suggests that the surviving building was once part of a significantly larger house with a complex footprint, the remainder of which is now lost. It is an attractive and characterful period building in the vernacular style, which makes a positive contribution to the character and appearance of the Conservation Area. It also contributes positively to the settings of the nearby listed buildings at Mantlemas and the Lion PH to the west, and the Hollies to the south.

The current proposal relates to the west elevation of the house, which faces over Lion Lane, and is for the demolition of an existing porch structure and construction of a replacement porch on an enlarged footprint.

The existing porch would appear to date from the second half of the 20th century, and is a timber faced structure over a tall brick plinth, under a lean-to tiled roof. It is not of any particular age or interest and its removal and replacement is not considered contentious in principle. The proposed new porch is bigger than the existing, but remains appropriately subservient within the elevation. It is proposed to be fully rather than partly brick faced, which is not considered contentious in the context, with again a lean-to tiled roof. The proposed timber framed door and window are also sympathetic to the context, subject to detail.

In summary, the proposal is considered to preserve the character and appearance of the house and the wider Conservation Area, as well as the settings of the adjacent listed buildings. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing brickwork to the house 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:
 - - new external window
 - - new external door
 - - typical eaves detail

- New rainwater goods 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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