

Catherine Cardin

From: Peter Huxley [REDACTED]
Sent: 08 May 2025 11:17
To: Catherine Cardin
Subject: Re: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Catherine.

The roof lights would directly face the west wall of the neighbouring house where there are no overlooking windows and they would not be visible from the neighbours front or back gardens because of the large evergreen hedge.

they are on the far side of the out building ridge so cannot be seen from the road, the west or the south either.

We located them there precisely so they could not be seen from any part of our house, the neighbouring properties or anywhere except a helicopter!

Kind regards
Peter

and they are begins
Sent from my iPhone

On 8 May 2025, at 11:50, Catherine Cardin <Catherine.Cardin@midsussex.gov.uk> wrote:

Dear Peter,

Thank you for your email and I note the points that you raise.

Given the visually prominent position of the proposed outbuilding on an elevated site and the increased height of the proposed outbuilding, the rooflights of the outbuilding would be highly visible within the Conservation Area. It is therefore my view that in order to conserve or enhance the Conservation Area as required by DP35, that the rooflights are of a conservation style.

Regarding the metal rainwater goods, as these would be less visible than the rooflights, I am happy to remove this condition.

Ultimately, my recommendation will be subject to senior officer review and they may reach a different conclusion regarding the planning conditions.

Kind regards,

Catherine

Catherine Cardin BA (Hons) Msc Town Planning
Planning Officer
Development Management
01444 477340
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From: [REDACTED]
Sent: 07 May 2025 19:51
To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Dear Catherine,

Thank you for this information. I still have some concerns about the planning conditions you propose for metal rainwater goods and conservation roof lights and the application of policy DP35 as a justification for these conditions.

In nearby postcodes, I have not found any other examples of conservation rooflights or metal rainwater goods being required as a planning condition under DP35. There are some examples of conservation roof lights being required for listed buildings, but this is required under DP34, and our site is not a historic building.

Your email suggests that these conditions are in line with some general objectives of the planning department 'to achieve the best outcome ' and for the development ' to contribute positively to the area'. I am not aware that these are part of the formal assessment criteria for the planning application so it would be better to stick more closely to DP35 to assess the need for the planning conditions.

DP35 is a policy that is intended to protect conservation areas and not as a means to require their improvement or upgrade.

DP35 simply refers to the use of "complementary" materials. There is nothing in the word complementary that suggests the need for a heritage upgrade. The requirement is that the buildings are designed to reflect the special characteristics of the area. (ie Stock bricks and clay tiles, in this case)

Among the 19 properties visible from my house, none have metal rainwater goods (they are all plastic) and none have conservation style roof lights (3 have standard velux rooflights.) Had the site been surrounded by houses with metal rainwater goods and conservation rooflights, it would be entirely reasonable to expect a condition to match the surrounding properties with these things, but this is not the case here and so these conditions applied only to our outbuilding appear to be excessive and arbitrary.

Our proposed outbuilding is small in scale, hidden from view and would be built from the same materials as surrounding buildings. Your email indicates if the outbuilding was to use similar fittings to the surrounding 20 buildings it would somehow detract from the area. I strongly disagree with this assessment and suggest instead that the use of identical fittings would neither enhance nor detract from the area because the same fittings consistently appear on all surrounding buildings.

Furthermore, building with the same fittings as surrounding buildings is entirely consistent with the requirements of DP35. My view is that there is no clear justification under DP35 for metal rainwater fittings or conservation roof lights being included as conditions.

Again, please accept these concerns as constructive input to your decision.

Kind regards.

Peter

From: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

Sent: 07 May 2025 11:24

To: [REDACTED]

Subject: RE: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Dear Peter,

Thank you for your email. I have reviewed the application with our Conservation Officer and they have advised as follows:

“The facing and roofing materials as submitted appear acceptable.

The conditions re the rainwater goods and the rooflight style are standard for applications in a Conservation Area and I would argue that they should be imposed notwithstanding the situation with the house- the most recent pp here seems to date from 2011, so is outside the current policy context, and relates to an extension to the existing house rather than a new building. For a new (or replacement) building, we would be looking to achieve the best result in terms of the character and appearance of the Area, which includes the use of traditional or appropriate materials and appropriate detailing. This reflects the wording of District Plan Policy DP35, which requires that: *‘New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;’*

One of the special characteristics of the Balcombe Conservation Area is the use on many of the buildings of traditional materials and detailing- I have no doubt that standard velux windows and plastic guttering are present- these may in some cases predate the designated of the Area, or have been installed under PD- but they will be considered to detract from rather than contribute positively to the Area.”

Given these comments and the position of the outbuilding, the conditions as outlined previously as considered reasonable.

Kind regards,

Catherine

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: [REDACTED]
Sent: 06 May 2025 21:06
To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Dear Catherine,

Thank you for your e-mail today. It is good news that you are minded to approve the application.

Ideally your decision letter would not include the conditions you suggest because they appear to go further than other planning conditions that have been granted both to us and to neighbouring properties in recent years. We want to avoid setting new precedents and being required to use building materials that are more expensive than the main house. Our house is not listed and we did not have these sorts of restrictions imposed on us when completing a large rear extension. Last time, as requested this time, we used materials that match the original house. This is because, while our extension is not visible from any public space, we wanted it to look aesthetically pleasing and in keeping with the original building. The same is true for this out building. We have every incentive to build an outbuilding that is in keeping with our house because it sits in such a prominent position for us.

The first condition is in line with our intentions, as set out in our planning application. This may make it unnecessary as a condition because any permission would already be subject to the planning application, which includes the material and finishes of the doors and windows. However, we would be very comfortable having that condition set.

Conditions (2) and (3) concern us. They would deviate from the main house and from the pattern of planning conditions set for local buildings in recent years. There is nothing in the Balcombe local plan or the design guide that indicates that metal rainwater goods or conservation style rooflights are generally required. Our extension has plastic guttering (like that already on the main house) and standard velux windows that are flush, but not conservation style. Similar fittings have been granted permission for all neighbouring properties.

We would prefer a condition that requires the guttering and velux windows to match the main house. We appreciate the intention is to ensure the building is suitable for the conservation area and we believe that this can be achieved with such a condition.

I have added two photographs below of the intended materials. The first shows the bricks and tiles from our extension. The second shows the front of our house, complete with the guttering, etc.

This is a link to the bricks, made by Gardner and Scardified in Henfield, Sussex: [Freshfield Lane First Quality Multi Brick Per 1000](#). Our intended builder tells us the roof tiles come from SIG Roofing in Horsham. See the photo below. I hope these meet your needs.

With kindest regards,

Peter

<image002.png>

<image003.png>

From: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

Sent: 06 May 2025 11:58

To: Peter Huxley [REDACTED]

Subject: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Dear Mr Huxley,

DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

I am writing to request further details regarding the proposed materials for the outbuilding.

Firstly, my current opinion is that permission is granted with the following conditions attached:

1. Windows and external doors would be of painted or stained timber
2. Rainwater goods would be painted metal
3. Rooflights would be flush fitting metal framed conservation style rooflights

Secondly, please can I request that further details are provided for the proposed roofing and face materials. These could be a brochure, weblink or photographs. This

would ensure that appropriate tiles and bricks are used within the Conservation Area. These would also form part of the conditions were planning permission to be approved.

Please advise on when you would be able to provide these and get in touch if you have any questions.

Many thanks,

Catherine

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