

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 June 2026 13:57:51 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/26/0243 70 Lewes Road, HH

Hi Catherine

Further comments on the above application.

The application appears to have been amended to show the entire property rendered, and the windows replaced throughout with uPVC. Neither of these amendments address the concerns previously raised- the existing house is largely brickwork as is the attached neighbour, and as such rendering the building will be detrimental to the consistency of the semi-detached pair. The introduction of uPVC windows will, as noted before, not usually be considered acceptable in the context of the Conservation Area, and it would appear that no further justification has been submitted in this respect.

As it stands, therefore, the proposal would be considered harmful to the character and appearance of the Lewes Road Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, the proposal would result in less than substantial harm, at the lower end of that scale, such that the balancing exercise set out in paragraph 215 will apply.

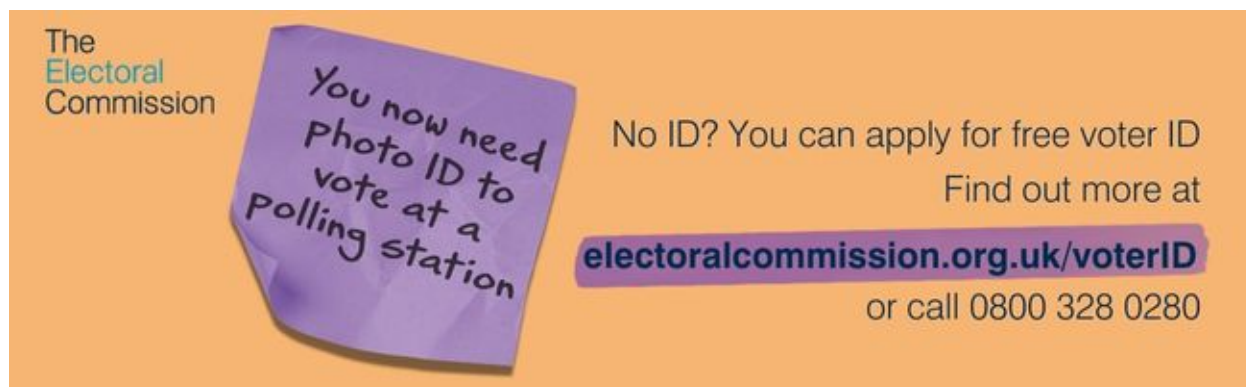
Thanks,

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.
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From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 28 April 2026 16:58

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

Subject: DM/26/0243 70 Lewes Road, HH

Hi Catherine

Comments on the above planning application.

The application site is a semi-detached house located to the southern side of Lewes Road within the Lewes Road Conservation Area. The house pair, which date from the second half of the 20th century, are in a loosely vernacular style, with brick elevations, concrete tiled roofs, and casement windows. They are not of any particular architectural merit, and make a neutral contribution to the character and appearance of the Conservation Area, although the extensive gardens within which they are set do contribute positively to its spacious and verdant nature. Both houses appear to have been altered and extended; from historic map regression it would appear that they were not designed as a handed pair, although there is some consistency across the front elevations in terms of materials and fenestration. No. 70 has a detached garage set to the western side of the house.

The current proposal is for alterations and extensions including single storey additions to the front elevation, part two-part one storey extensions to the rear, and replacement windows. The proposal also includes replacement of the garage building.

To the front of the building, the proposal is for single storey lean to additions to provide a single unified element across the western part of the elevation. This is a relatively minor alteration to the scale and appearance of the building, and is considered acceptable subject to detail. At the rear, substantial part two, part one storey extensions are proposed comprising twin two storey gables flanking a single storey glazed 'garden room' addition. In other circumstances, the scale and bulk of these rear additions would be likely to be regarded as contentious, and contrary to the requirements of the Council's adopted Design Guide. However, in this instance the disjointed appearance of the existing rear elevation, and the rather overbearing bulk of the existing rear wing to

the attached neighbour are such that it is not considered that an objection on design or Conservation Area grounds to the principle of the current proposal would be reasonable. However, I note the application form suggests the use of painted render to the elevations of the rear additions and would suggest this is amended to brickwork to match the existing. Hung tile at first floor may also be an option, but in my opinion the white painted render would exacerbate the apparent scale of the additions and would not relate well to the context.

The proposal includes replacement windows to the house. To the front elevation the existing multi-pane Georgian style casement windows, which are broadly consistent with the fenestration of the attached neighbour, are shown replaced with large pane uPVC windows. The application form states that the existing windows are 'mostly uPVC', but unless it is the case that the majority of the existing windows to the façade of the building are uPVC we would not accept them in this location, nor would I advise that the design of the windows is altered to large panes which would not be consistent with the windows to no. 72. This aspect of the scheme requires further consideration. In general, we would not support uPVC windows within a Conservation Area, even to the sides and rear of a property, unless they are replacing existing uPVC windows, so it may be helpful for the applicant to provide further, more detailed information in this respect.

The proposed extended patio is not considered contentious subject to details of material.

It is proposed to demolish and replace the existing garage building on an enlarged footprint, with the additional bulk sitting to the rear. In the context of the extensive gardens to the property, this increase scale is not considered contentious in principle. The design of the enlarged building appears similar to the existing, subject to details of materials which could be reserved by condition, and is also not considered contentious.

In summary although the principle of the proposal is considered on balance acceptable, aspects require reconsideration and amendment, namely the materials to the rear extensions and the detail of the proposed replacement windows (materials and design), particularly to the façade. This is to ensure that the proposal will preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP34.

Thanks

Emily

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