

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 06 May 2026 15:03:20 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: DM/26/0751 Field Cottage, Sloop Lane, Scaynes Hill

Hi Debbie

Comments on the above planning application.

Field Cottage is an unlisted, detached late 20th century house located in a rural position outside Scaynes Hill. It is located just to the south of a public right of way leading eastwards from Sloop Lane, to the opposite side of which is a Grade II listed building, Bacon Wish. This is a 17th century cottage which has been much extended to the east.

Based on the limited information in front of us, I would consider it likely that the listed building will possess architectural interest based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex building of its type and period, and aesthetic value based on part on the use of vernacular materials viewed within the landscape from which they were drawn. As such, the surviving rural setting of the cottage will be considered to make a strong contribution to its special interest and the manner in which this is appreciated.

Field Cottage is a modest building in a vernacular style which is broadly sympathetic to the rural context, and is well screened from the adjacent PROW by tall hedging. It makes a neutral contribution to the setting of Bacon Wish. The current proposal is for a single storey rear extension with largely glazed elevations and a crown roof.

Firstly, I note that the current application is not accompanied by a heritage statement, which would be a validation requirement and should be provided.

The proposed extension is modest and scale appropriately subservient to the existing house. Given the intervening planted screening, the addition should be visible in only glimpsed views from Bacon Wish and its immediate setting, and should not appear unduly prominent from the PROW. Although the crown roof is not a traditional feature, I appreciate this is adopted to reduce the height of the addition so that the existing dormer window above is not obscured. On balance, given the modern date of the property, this is not considered contentious. In other respects, the lightweight design and sympathetic materials are appropriate for the context.

The proposal is therefore considered to preserve the setting and special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

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.

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