

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 March 2025 15:43:47 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: Mulberries, Lewes Road, HK DM/25/0411

Hi Hamish

Comments on the above planning application.

The application site, Mulberries, is an unlisted detached house located within the Horsted Keynes Conservation Area. Adjacent to the site to the north east is Rixons, a Grade II listed timber framed house dating from the 17th century. Mulberries, which from historic map regression dates from the mid 20th century, is in a loosely vernacular style, with brick and hung tile elevations, and a tiled roof with a catslide to the eastern end, and a recessed porch with tiled hood. The building has been extended and altered, including by the addition of a flat roofed garage to the east, and a conservatory addition to the north west corner.

The current proposal is for alterations and extensions comprising:

- A replacement porch extension on an enlarged footprint; and
- Demolition of the existing conservatory addition and its replacement with a lean-to side extension on an enlarged footprint.

A replacement porch formed part of a previous planning application (DM/24/0873)- in this instance, although the principle was not considered contentious, the scale, form and detailed design of the proposal were not considered sympathetic to the host building. The current proposal is an amended design for a partly open and partly enclosed structure at a reduced scale, with a pitched tiled roof, with mock timber framing to the gable, timber framing to the open front section, and a brick plinth. The scale and design of the porch are considered generally sympathetic to the existing building and the context, although the design of the replacement front door would benefit from being amended to something more sympathetic to the vernacular style of the addition.

The existing conservatory to the side of the building is not of any particular merit, and its removal is not considered contentious.

The proposed replacement lean-to addition is on an enlarged footprint, but remains at a single storey, and is set back from the front elevation of the house. The addition is shown with timber weatherboard clad elevation to the front, with large contemporary style windows to the side and rear- the rear angle of the addition is angled under a projecting roof overhang. Although on a bigger footprint than the existing conservatory, the proposed extension remains subservient to the host building- this is aided by the lean- to roof and the relatively blank front elevation which does not distract the eye from the main façade of the house. The windows to the side and rear are not similar to the existing fenestration to the house but do mean that the extension reads as a contemporary addition, and would be largely if not entirely hidden from the most significant public views by the angle of the house onto the road, and the adjacent development to the south west, which is outside the Conservation Area. On balance, this aspect of the proposal is considered acceptable.

On balance therefore, and subject to detail including hopefully a more sympathetic front door design, the proposal is considered to preserve the character and appearance of the Horsted Keynes Conservation Area and the setting of the adjacent listed building. 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 work in colour, texture and bonding pattern, and in 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:
 - - typical examples of new windows and external doors
 - - typical eaves detail to porch and to side extension
- Rainwater goods to be of painted metal
- Rooflights to be flush fitting metal framed conservation style rooflights

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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