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Sent: 23 April 2025 16:18:28 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/0511 8 Newstone Cottages

Hi Caroline

Comments on the above planning and listed building consent applications. My apologies for the delay in getting these to you, which has been caused by a period of leave over Easter.

8 Newstone Cottages is one half of a pair of semi-detached Grade II listed houses, forming part of a planned development of 5 similar pairs located to the north side of East Street, within the Turners Hill Conservation Area. The cottage pairs, which date from 1919, were designed in an Arts and Crafts style with faux timbered first floor elevations above snecked rubble masonry at ground floor, and hipped Horsham stone slab roofs. The development has a formal, symmetrical composition with house pairs set in a wide, shallow U around a central front garden area. Nos. 7 and 8 are the mirror image of nos. 3 and 4 to the west.

The current proposal, which follows on from the withdrawal of a previous application for a side extension following adverse officer comments, is for a detached garage building to the side of the house, and to the rear corner behind this, and attached to an existing rear conservatory addition, a single storey rear/side addition.

The proposed garage is not considered contentious in principle - similar proposals to other properties within the group have been recently granted consent. I would however note that the manner in which the garage doors are offset in relation to the roof ridge gives the façade of the building an unbalanced appearance- I would suggest that this aspect of the design should be reconsidered.

During discussions around the previous, withdrawn scheme for a side extension to the house itself (which was considered contentious in principle) we did consider the possibility of a modest side addition to the existing rear conservatory, to allow for the provision of bathroom facilities at ground floor level. Planning permission and listed building consent were recently granted at no. 4 Newstone Cottages for a somewhat similar scheme for an offset extension to the rear of the property, which seemed a relevant precedent (DM/22/2540). However this addition was smaller in scale than the proposal as submitted (when viewed in combination with the existing conservatory extension), was largely glazed across the rear elevation (as opposed to the currently proposed addition which is solid) and had a large roof lantern (as opposed to the currently proposed flat roofed addition).

In my opinion, the current proposal at no. 8 unfortunately raises a number of concerns in terms of the impact on the special interest of the listed building and the character and appearance of the Conservation Area:

- The scale of the addition is in my opinion excessive, particularly when viewed in combination with the existing conservatory to which it is attached. The cumulative impact would be such that the additions would appear overbearing in terms of the original, modest footprint of the cottage. In my opinion, the maximum additional footprint which could possibly be supported in terms of a new extension to the side of the conservatory would be approximately half that which is currently shown.

- The form of the addition, with the flat roof as shown, is not sympathetic to the host building, which has hipped roofs.
- The detailed design of the addition, including the treatment of the rear elevation, is also not sympathetic to the host building.

For these reasons the extension as shown is in my opinion harmful to the special interest of the listed building and the character and appearance of the Conservation Area. This will fail to meet the requirements of District Plan policies DP34 and DP35. The proposal is also contrary to the requirements of the Council's adopted Design Guide, in respect of the Design Principles relating to extensions to existing buildings.

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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