

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 March 2026 14:51:38 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Blackbirds, Bramble Hill, Balcombe DM/25/3101

Hi Anna

Comments on the above application.

Blackbirds is an unlisted detached modern house located within the Balcombe Conservation Area. Planning permission was recently granted for side and rear extensions, a front porch extension, changes to the fenestration and rendering of the upper stories of the building.

The current proposal is for amendments to the approved scheme including enlargement of the front addition to include an open porch, new roof windows to the lean to roof slope of the side addition, and changes to the roof form to the rear extension to show a flat roof behind a raised parapet.

The proposed enlargement of the extension to the front of the house results in an increase in bulk, and removes the set back which was previously present between the addition and the façade of the building. However, as the front part of the revised addition is shown as an open porch, and therefore appears less bulky than a solid extension, and as the building as a whole is set back from the established building line of Bramble Hill, in my opinion the impact on the appearance of the house and the street scene of the amended footprint is acceptable. The design of the revised addition is also not considered contentious in the context of the existing building, subject to detail which could be reserved by condition.

The proposed alteration to the roof form of the rear addition adds some high level bulk, but removes a not particularly sympathetic crown roof form as approved. On balance, in the context of the existing approval and of the rearward position of the extension, this element of the proposal is considered acceptable.

The proposed new rooflights to the side extension are considered acceptable, subject to detail.

The plans also appear to show works to the front bay window, although these are not included in the description of development and no detail is given elsewhere. It would be useful if the applicant could clarify what is proposed here and the reasoning behind it, as alterations to this window will affect the most prominent elevation of the house.

In summary the majority of the proposed amendments to the approved scheme are considered acceptable, subject to detail. The works to the front bay window are unclear, and require further clarification.

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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