

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 December 2025 14:37:20 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/2449 Nyes Hill House, Wineham Lane, Bolney

Hi Hamish

Comments on the above planning application.

The proposal relates to changes to an approved extension to Nyes Hill House, which is an unlisted modern bungalow located within the setting of Wineham Cottage, which is a Grade II listed building.

As approved, the extension had a tall crown roof. The proposed amendments are for changes to this roof form to lower it in height, changes to the fenestration including rooflights, and retention of a chimney to the main roof ridge in lieu of a previously proposed flue to the extension.

I remain of the opinion, as previously expressed in relation to the approved application, that the form of the extension including the crown roof, is not particularly sympathetic to the host building or the context. The revised scheme is lower than the approved, but equally unsympathetic. However, as with the approved scheme, given the screening to the road frontage and the location of this extension on the side of the building facing away from Wineham Cottage, an objection on grounds of harm to the setting of the heritage asset may not be justifiable.

The condition requiring screening to the road frontage should be reiterated if necessary.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

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