

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 December 2025 14:18:35 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: 2 Preston Cottages, The Green, Slaugham DM/25/2875

Hi Stefan

Comments on the above planning application.

2 Preston Cottages is one half of an unlisted pair of semi-detached cottages located within the Slaugham Conservation Area. The pair, which appear date from the early 20th century, are flanked on either side by listed buildings- to the north by Kent House, a Grade II listed 16th century building, and to the south by 1 and 3 Bosworth Cottages, which are also Grade II listed but date from the 18th century or earlier. Despite a large and unsympathetic addition to the rear of 1 Preston Cottages, which was granted planning permission in 2014, prior to the adoption of the current District Plan and of the Council's Design Guide, the pair retain some period features and make on balance a modest positive contribution to the character and appearance of the Conservation Area.

The current proposal is for a two storey rear addition to 2 Preston Cottages, including widening the existing rear, original rear wing, with creation of a crown roof over the whole, new side windows and replacement front windows.

In my opinion, notwithstanding the existing unsympathetic addition to the rear of the neighbour, the current proposal raises concerns in terms of the scale, bulk, form and detailed design of the proposed extension, and the adverse impact that this will have on the host building, the setting of the adjacent listed building at Bosworth Cottages, and the character and appearance of the Conservation Area.

The Council's adopted Design Guide (which postdates the extension to 1 Preston Cottages), requires at Design Principle DG49 (General Principles for Extensions) that *'extensions should... normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'* In my opinion, the current proposal is excessive in height and bulk in this respect, such that it appears over-dominant in relation to the existing cottage. This is exacerbated by the manner in which the proposed extension wraps around the existing original two storey rear wing, engulfing it to both sides, and altering the original roof form.

The extension is also over-bearing in terms of its relationship with the neighbouring listed building at 1 Bosworth Cottages, which is a modestly scaled building which does not have even the existing height or bulk of the application site to the rear. The proposed further two storey extension to 2 Preston Cottages would in my opinion consequently appear over dominant both in views from the listed building and its garden

setting, and in wider views of this group of buildings from the rear, detracting from the setting and special interest of Bosworth Cottages. This will be contrary to the requirements of District Plan Policy DP34 (Listed Buildings and Other Heritage Assets).

Policy DP35 of the adopted District Plan (Conservation Areas) requires that '*new buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, (and) design.*' Slaugham Conservation Area is for the most part characterised by modestly sized houses and cottages- 1 and 2 Preston Cottage are already among the larger, and certainly the deeper in terms of footprint, of the buildings to the eastern side of The Green. In my opinion, the proposed extension to no. 2 is also contentious for this reason, as it would be out of character with the established pattern of development to this part of the Area, notwithstanding the existing addition to no. 1.

Furthermore, the proposed crown roof form is not sympathetic to the generally more traditional roof forms of the host building and of the surrounding buildings within the Conservation Area (again notwithstanding the existing addition to no. 1).

I also consider the fenestration to the rear first floor level of the extension does not relate appropriately to the host building, and due to its scale will tend to exacerbate the undue visual prominence of the extension.

For these reasons, in my opinion the proposal detracts from the character and appearance of 2 Preston Cottages and of the wider Slaugham Conservation Area. It is also harmful, through impact on setting, to the special interest of Bosworth Cottages. This is contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, I would place the harm caused at around the low-mid level in both cases, such that the balancing exercise set out in paragraph 215 will apply. The proposal is also contrary to the requirements of the Council's adopted Design Guide, in particular Design Principles DG49 and DG51.

I would recommend that the applicant withdraw the current application and approach us for pre-application advice regarding a significantly scaled back proposal, probably over only a single storey.

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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