

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 19 December 2024 10:42:49 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/24/2869 Oldland, Oldlands Avenue, Balcombe

Hi Hamish

Comments on the above planning application.

The application site is an unlisted detached house located within the Balcombe Conservation Area. The property dates from the later 20th century, and is not of any particular architectural or historical interest. It makes at best a neutral contribution to the character and appearance of the Conservation Area, although the gardens around the house contribute positively to its verdant nature.

The current proposal is for a single storey flat roofed extension to the rear part of the eastern side elevation. The proposed addition would be sited behind an existing attached garage, and although it would be visible in oblique views looking from Oldlands Avenue to the east, looking over the adjacent single storey property, it will not be prominent in these views, and will appear appropriately subservient to the existing house. The flat roofed form is not particularly sympathetic to the host building, but there are crown roofs to existing additions to the other side of the property, and given the modest scale of the addition and its partly screened position it is not considered that an objection could be sustained on these grounds. Subject to detail, the proposal is therefore considered to preserve the character and appearance of the house and of the wider Conservation Area.

This meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing and roofing materials
- Window to match existing windows to the house in material and finish, and in form and profile of framing

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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