

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 16 January 2026 14:00:02 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: RE: 2 Preston Cottages - Revision C Proposed Drawings

Hi Stefan

Apologies for the delay in reply. As we discussed the scale of the first floor extension remains significant, but on balance, and in the context of the existing additions to the rear of the attached neighbour I think a continuing objection would be difficult to sustain.

On balance therefore, and subject to detail to be reserved by condition, the revised proposal is considered to preserve the character and appearance of the Conservation Area, and the setting of the adjacent listed building. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and colour, texture and style of pointing.
- Detailed drawings at an appropriate large scale, including sections and annotated to show materials and finishes, of typical examples of new windows and external doors.
- New rainwater goods to be of painted metal.

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
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From: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>
Sent: 14 January 2026 14:37
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: RE: 2 Preston Cottages - Revision C Proposed Drawings

Hi Emily,

Sorry to chase on this one but the Agent has said that they are progressing a tree report this week with the attached proposal in mind although I haven't confirmed whether the revisions would be acceptable yet. Would you be able to confirm whether the inset would be sufficient to address concerns?

Thanks,
Stefan Galyas MRTPI
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk

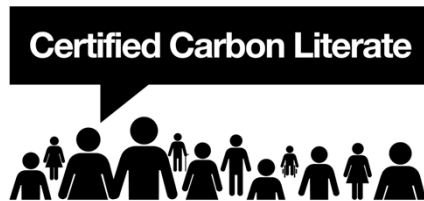


From: Stefan Galyas
Sent: 09 January 2026 11:19
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: RE: 2 Preston Cottages - Revision C Proposed Drawings

Hi Emily,

Would you be able to review the revised plans to confirm if the revisions would be acceptable?

Thanks,
Stefan Galyas MRTPI
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



From: Stefan Galyas
Sent: 07 January 2026 12:47
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: FW: 2 Preston Cottages - Revision C Proposed Drawings

Hi Emily,

I have been in touch with Sarah regarding the suggested revisions from earlier and they have sent the attached plans through in light of this.

Please could you review and let me know whether the inset would be sufficient?

Thanks,
Stefan Galyas MRTPI
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



From: sarah breeze <sarah@breezearchitect.com>
Sent: 07 January 2026 12:39
To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>
Subject: 2 Preston Cottages - Revision C Proposed Drawings

Stefan,

Further to our earlier conversation, please see attached Revision C of the proposed planning drawings for 2 Preston Cottages.

I have shown for the small two storey rear extension to be stepped in from the existing side external wall.

Please can you advise if these drawings are acceptable in principle and can supersede the previous ones and the planning application can continue.

I will then arrange for a Tree Report to be completed.

Many thanks in advance,
Sarah

Sarah Breeze RIBA

BA (Hons), Dip. Arch, Dip.UD, ARB

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