

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 11 August 2026 15:51:47 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/26/1412 Little Orchards, Birchwood Grove Road, BH

Hi Catherine

Comments on the above planning application.

Little Orchards is an unlisted detached mid 20th century house located to the southern side of Birchwood Grove Road, within the setting of the Conservation Area. It is a relatively modest 1½ storey building which is not of any particular architectural merit, and makes at best a neutral contribution to the setting and significance of the Area. Birchwood Grove Road has a generally verdant, semi-rural feel, which is an important characteristic of this part of the Conservation Area.

The current proposal is for a fairly extensive suite of alterations and extensions including to the front of the building a first-floor level addition, reconfiguration of the entrance, and addition of dormer windows. At the rear, a single storey extension is proposed, alongside enlargement of an existing elongated box dormer.

The alterations to the façade of the building will have the most impact in terms of the setting of the Conservation Area, including views from within it. The works are extensive, and will have quite a marked effect on the appearance of the building, however in the context of the existing unremarkable elevational treatment, and of the neighbouring more modern properties, they are not in my opinion contentious, subject to detail. Notwithstanding the first floor and dormer extensions, the scale of the building should remain comparable with the adjacent dwellings. The detailed design is also intended to reference these neighbouring houses, and is not considered contentious. To the rear, the proposed ground floor extension is also acceptable in scale and design.

There are however some aspects of the proposal which do raise concerns:

- The proposal is for the replacement of the existing profiled red clay tile (pantile) to the roof with slate. Although the existing pantile finish is not particularly appropriate in its nature, clay tile is the predominant roofing material along this part of Birchwood Grove, including that part of it which is within the Conservation Area. Slate is not a sympathetic choice of roofing material in this context, and should be replaced with plain clay tile of an appropriate colouration.
- The proposal includes the enlargement of the existing elongated box dormer to the rear of the building. Box dormers of this nature are not generally favourably viewed in sensitive locations, and indeed are not supported by the Council's adopted Design Guide. This aspect of the proposal therefore requires reconsideration.

In summary, although the majority of the works proposed are not considered contentious, subject to detail which could be reserved by condition, the proposed new roofing material and the revised form of the rear dormer will require amendment, to ensure that the setting of the Conservation Area is preserved, and that the requirements of District Plan Policy DP35 and the Design Guide are met.

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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