



Asher Planning Ltd

Householder planning application to widen front access

58 Park Road, Burgess Hill RH15 8ET



Heritage Statement

July 2025 Rev A

1.0 Introduction

- 1.1 This statement is to support the householder planning application to widen the front access at 58 Park Road, Burgess Hill.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal and assess any heritage impact.

2.0 Site and surroundings

- 2.1 The site is located on the north side of Park Road in Burgess Hill. It is occupied by a detached two-storey house with a front boundary wall in white render, with hedging on top, and a wooden gate. The house is set back and has a large driveway.
- 2.2 There is residential use to the east and south, playing fields to the north and a youth centre to the west.
- 2.3 The site is in St John's Conservation Area. The building is not listed and there are no listed buildings nearby.
- 2.4 The site is in flood zone 1 with a low risk of flooding.

Figure 1 – Aerial view (from Google Maps)



3.0 Planning history

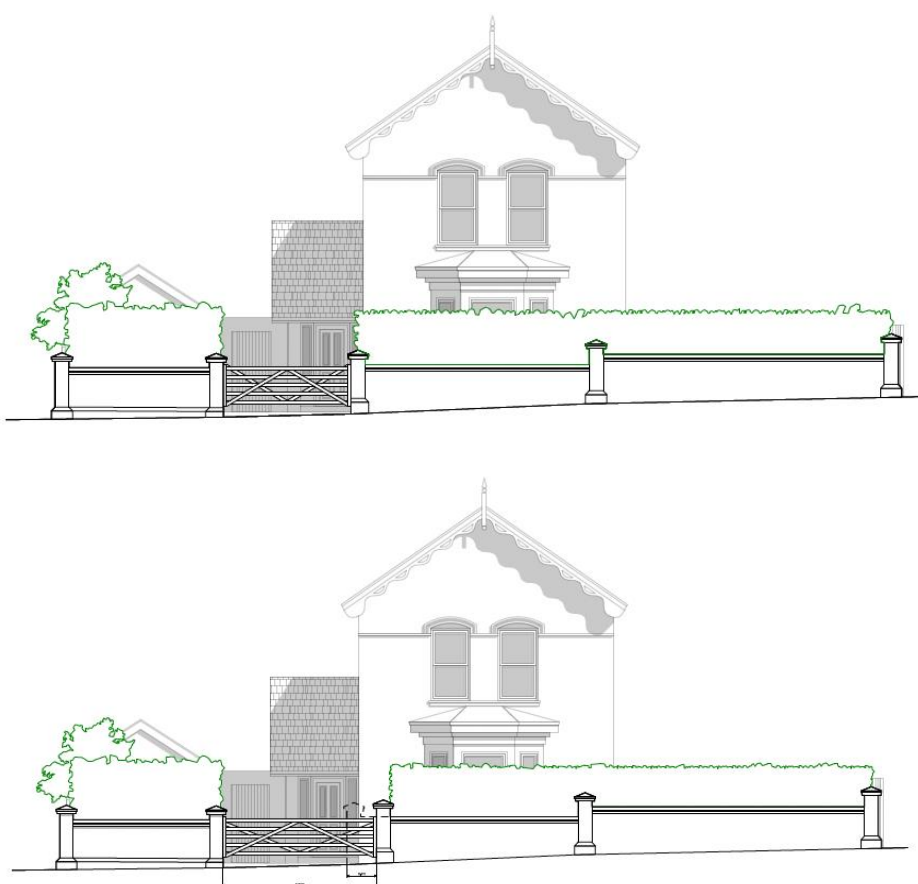
- 3.1 The Mid Sussex planning applications database shows only two previous planning applications on the site, both from 1995. These were to demolish the existing

conservatory /sub-standard kitchen extension and log store (BH/101/95) and to build a ground floor extension (BH/091/95). Both were approved.

4.0 Proposal

- 4.1 The proposal is to widen the front access by 0.7m, to 3.65m. The side pillars will be retained. The reason for this is to allow more practical vehicle access from the street as it is currently very narrow. There is already a dropped kerb in front of the access.
- 4.2 There is currently a five-bar timber gate; this will be replaced with a similar but wider gate.

Figures 2 and 3 – Existing and proposed front elevations



5.0 Policy context

National Planning Policy Framework (2024)

- 5.1 Section 16 of the NPPF gives regard to conserving the historic environment and seeks the provision of a desk-based assessment for any proposal that includes heritage assets.

- 5.2 Para. 214 states that proposals which would cause substantial harm to the significance of a heritage asset should be refused. Para. 215 states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Mid Sussex District Plan (2018)

- 5.3 Policy DP35 – Conservation Areas states that:

“Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it.”

- 5.4 It notes that landscaping and boundary features that contribute to the special character of the area should be protected, and any new landscaping or boundary features should be designed to reflect that character.

Mid Sussex Design Guide (2020)

- 5.5 Principle DG11 requires development to *“Respond to the existing townscape, heritage assets and historic landscapes.”*

6.0 Heritage assessment

- 6.1 Following guidance set out in para. 207 of the NPPF, the below sets out the significance of the heritage assets.
- 6.2 To assess significance, the guidance provided in Historic England’s Good Practice Advice in Planning 2 (Managing Significance in Decision-Taking in the Historic Environment) and 3 (The Setting of Heritage Assets) has been followed.

St. John’s Conservation Area

- 6.3 Conservation Areas in Mid Sussex (2018) describes the area as follows:

- *St. John’s Church and Providence Chapel, which are both listed as Buildings of Special Architectural or Historic Interest;*
- *The well spaced reasonably large town houses along Park Road and Crescent Road;*
- *The views of the South Downs;*
- *The variety of substantial residential properties dating from most of the periods of the town’s development from the latter half of the 19th century to the present day;*
- *The attractive brickwork on several of the buildings;*

- *The tree-lined park, which enhances views of St. John's Church and creates a feeling of openness and spaciousness close to the town centre; and*
- *The quiet, secluded northern end of Upper St. John's Road with its large buildings set in spacious gardens.*

6.4 The significance of the conservation area therefore lies in its architecture, materials, views and open space. The houses along Park Road are specifically mentioned.

6.5 Burgess Hill Heritage and History Association¹ states as follows:

"St John's Common was once a very large area and the part which lay east of the London Road began to be laid out as streets and houses, from 1828 on. It was big enough to accommodate attractive Victorian and Edwardian houses as well as industry. The prime sites for these houses were, however, on the opposite side of the new St. John's Park, well away from the brick, tile and pottery sites - which clung to the London Road and Station Road (also then known as Potters Lane).

The conservation area concentrates on Upper St. John's Road, Park Road and, built a bit later on, Crescent Road."

6.6 It then shows a photograph of No. 58 Park Road as an example of the buildings around St. John's Park.

Impact of the proposal on significance

6.7 The proposal is to widen the front access at the property by 0.7m – it will not have any impact on the significance of the conservation area because the wall will remain (including the pillars) and no changes are proposed to height or materials.

6.8 The proposal accords with Local Plan Policy DP35 because the character of the area will be conserved. The proposed change to the boundary wall is minimal and will not affect the character of the area.

6.9 The proposal accords with Design Guide Principle DG11 because it will respond to the existing townscape.

6.10 No. 54, the next door but one neighbour to the east, has a very similar design and appearance to No. 58, and a similar front boundary wall (in scale, style and materials). The access to this property is much wider. There is no planning record relating to this, however it is part of the established character of the immediate area.

¹ <https://burgesshillheritagehistory.org.uk/index.php/burgess-hills-heritage/>

Figure 4 – No. 54 Park Road



7.0 Summary

- 7.1 This statement is to support the application to widen the front access at 58 Park Road, Burgess Hill.
- 7.2 The proposal is minimal and will not cause any harm to the significance of the conservation area. The similar property at neighbouring No. 54 already has a wider access.
- 7.3 The proposal complies with national and local policies. It comprises sustainable development and should be approved.