

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 June 2026 17:15:03 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/26/1056 High Garth, Stockcroft Road, Balcombe

Hi Catherine

Comments on the above planning application.

High Garth is an unlisted detached house located to the east side of Stockcroft Road within the Balcombe Conservation Area. It dates from the late 19th or early 20th century, and retains a number of period features. It makes a positive contribution to the character and appearance of the Area.

The current proposal is for alterations and extensions including demolition of an existing side porch, construction of a single storey rear extension, replacement of single glazed windows with double glazed UPVC windows, alterations to fenestration and addition of two front facing skylights. To consider these works in turn:

- The existing side porch and doorway appear to be non-original, and their removal is not considered contentious subject to detail of the new infill brickwork.
- The proposed single storey rear extension is of some scale and sits alongside an existing addition. However, the original house is a fairly substantial building, and on balance it is considered that the cumulative impact of the additions, and the balance of scale between these and the core of the house, remains acceptable. Furthermore, the addition although visible in glimpsed views from the recreation ground to the rear of the house, will have only a limited impact on the appearance of the house in views from outside the site, particularly from public viewpoints. Subject to detail, this aspect of the proposal is therefore not considered contentious, although please note the point below with respect to the unacceptability of uPVC to windows and doors to this building.
- Whilst the installation of double glazing may not be considered contentious in principle, the use of uPVC will not be considered acceptable where this replaces timber framed windows, as this is not a material which would be considered appropriate for use on a period building within a Conservation Area. The application form suggests that there is as existing a mix of windows to the house, and I would suggest that more information is required in the form of a window survey, such as annotated photographs or elevations, to indicate the existing framing material of each window that it is proposed to replace, so that we are able to make a fully informed comment on this aspect of the proposal. Revision of the proposal to retain, or replace like-for-like, timber framed windows is also likely to be required. Where original windows are present the applicant could also consider retaining and repairing these, if possible, with slim-line double glazed units fitted into the existing frames.
- The alterations to fenestration, including new window openings to the rear elevation, and new skylights, are not considered contentious subject to detail,

which would include revision of the scheme to show that uPVC will not be used for any new windows or external doors.

In summary although some aspects of the proposal are considered acceptable, others require further information and likely amendment in order to ensure that the character and appearance of the house and the wider Conservation Area are preserved, to meet the requirements of District Plan Policy DP35.

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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