

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 August 2025 14:33:00 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/1011 1 Commercial Road, BH

Hi Caroline

Further comments on the above planning application following the receipt of revised plans.

The proposal has been revised to omit the two storey side addition in favour of a replacement single storey side extension. The addition to the rear has been revised to a single storey lean-to wrapping around the existing rear range. The two additions are separate and do not wrap around the rear corner of the main house. The previously proposed rear dormers have been omitted from the scheme.

As revised the proposed extensions are as revised considered acceptable. The side extension sits on a similar footprint to the existing structure, with the same generous set back from the front elevation. The revised roof form results in a slight increase in height, but this is not considered contentious. The proposed rear extension although it does wrap around the rear range, remains appropriately subordinate to the host building. The omission of the dormers addresses the concerns with this aspect of the scheme.

In summary the revised plans address the concerns previously raised, so that the proposal is considered to preserve the character and appearance of the building, the terrace of which it is part, and 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
- 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 the following:
 - - typical examples of new windows and external doors
 - - typical eaves detail
- New rainwater goods and other external pipework to be of painted metal
- New rooflights to be flush fitting, metal framed, conservation style rooflights

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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Conservation Officer

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