

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 22 July 2025 17:42:09 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/25/1342 Wynstay House, Stockcroft Rd., Balcombe

Hi Andy

Comments on the above planning application.

Wynstay House is a substantial detached late 19th/early 20th century house located within the Balcombe Conservation Area. The current proposal relates to a c. mid 20th century detached garage located to the north east of the house, set back behind it from the road, and is for the demolition and replacement of the building on an enlarged footprint.

The existing building is not of any particular architectural or historical interest, and its demolition is not considered contentious in principle. The proposed replacement building is although larger than the existing generally similar in its appearance, with timber clad elevations over a brick plinth, and a pitched tiled roof. These aspects of the proposal are not considered contentious.

The design of the window to the front gable, although intended to replicate the existing blocked window in this position to the existing building, would benefit from amendment to a design more sympathetic to the fenestration to the house (e.g. a double timber casement).

The garage door is shown as a single wide up-and-over door. Whilst I accept that that the door to the existing building is of this style, and that there other examples locally, in general this is not a feature which we would consider favourably in a Conservation Area context, particularly in the setting of a building of the period of Wynstay House. I understand that the applicant has stated that side hung doors will not be possible due to the slope of the adjacent driveway, although we have no sections before us to demonstrate this. I would however recommend that this aspect of the proposal is reconsidered and a more sympathetic design solution sought, for example sliding folding doors with appropriate vertical subdivisions, which should not be hampered by the sloping driveway.

In summary, although the proposal is acceptable in principle, aspects of the detailed design require reconsideration to ensure that the new larger garage building will preserve the character and appearance of this part of the Balcombe Conservation Area.

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.
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