

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 07 January 2026 15:02:55 UTC+00:00  
**To:** "Peter Davies" <Peter.Davies@midsussex.gov.uk>  
**Subject:** DM/25/2880 13 Beaconsfield Close

Hi Peter

Comments on the above prior notice application for the retention of the existing warehouse and creation within it of three dwellings.

The application site is a warehouse located in a backland position to the west of London Road, within the Fairfield Conservation Area in Burgess Hill. Planning permission was granted in 2016 for the demolition of the warehouse and construction of two chalet bungalows, although this permission would not appear to be extant; more recently in 2025 permission was granted for the addition of new windows and doors to the existing building.

The current proposal does not appear to involve any further external alterations to the building beyond those recently approved. Given that the principle of residential development on the site is established by the 2016 permission, in my opinion an objection on grounds of impact on the character and appearance of the Conservation Area may be hard to sustain.

I would however comment that the development would if viewed purely as new dwellings within the Conservation Area be considered in design terms to be very poor, and out of keeping with the quality and character of development elsewhere in the Conservation Area, as well as not according with the requirements of the Council's adopted Design Guide. You will be better placed to determine the relevance of this in the context of the nature of the current application, and in light of the above existing approvals.

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.

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Submit your planning application online.  
<http://www.planningportal.gov.uk>

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