

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 May 2025 16:15:04 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: DM/24/3050 Loxley, Bolney Chapel Rd, Twineham

Hi Rachel

Comments on the above planning application.

The application site is a garden area including a detached building and tennis court to the east side of Bolney Chapel Road, within the setting of the historic farmstead at Hooker's Farm, which includes a Grade II Farmhouse. Planning permission was granted under DM/22/2381 for demolition of the existing building on the site and construction of a new dwelling over two storeys, the lower of which is to be sunk into the gradient of the site, with access from Bolney Chapel Road and associated hard and soft landscaping. This application was subsequently amended under DM/24/1727.

The current proposal is in effect for further amendments to the approved scheme including an increase in ridge height of 1.46m to the approved dwelling, construction of an extensive annexe at lower ground floor level to the north east corner of the house, increase in the size of the approved swimming pool, and addition of a detached shed to the north.

I have made an assessment in my comments on the above mentioned previous applications as to the nature of the significances of the farmhouse and other buildings within the Hooker's Farm historic farmstead, and the contribution of setting to these, and will not repeat that here except for the key point that the rural setting of the farmstead makes a strong positive contribution in that respect, including in terms of views looking towards the farmstead, and the approach to it from the south Bolney Chapel Road. The site forms part of these views. It also contributes to the character of the approach to the farmstead from the north along this road.

The current proposal raises the height of the roof ridge to the frontage building (the house) by 1.46m due to flooding concerns, which seems to be achieved by building up of ground levels, rather than increasing the height of the building itself. Notwithstanding this, this is likely to render the building more visually prominent from Bolney Chapel Road, including in views from the road directly outside the site, diagonally opposite the farm access, which also include the listed farmhouse and currently place it in a largely rural setting.

The proposed rear annexe building is as noted above extensive in terms of its footprint. Although the agent states that due to its location at lower ground floor level it will not be visible from outside the site, no evidence such as appropriate verified views has been provided to support this. I am concerned that the form and orientation of this annexe, extending eastwards from the main house at approximately 90 degrees to Bolney Chapel Road, is such that with the surrounding topography it may be visible, if not prominent, in views looking northwards along the road which also include the historic farmstead, particularly with the associated regrading and landscaping of the site factored in, and particularly in winter. If the annexe were visible in these views it would again detract from the character of the setting of the farmstead, particularly as its form and design are not sympathetic to the rural context. However, without further contextual information (such as longer sections and verified views) I find it very difficult to comment with any certainty on this aspect of the proposal.

In summary, I have concerns that the increased height of the frontage building and the addition of the extensive annexe to the rear may result in the building becoming unduly visually prominent from various points along Bolney Chapel Road, and I would recommend that further information, including extended sections and verified views from agreed viewpoints along the road, is therefore provided.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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