

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 27 October 2025 10:46:11 UTC+00:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: RE: Shellbrook, High Street, Ardingly DM/25/1016

Hi Sue

Further comments on the above planning application.

We have received a document titled 'Visual Impact Assessment' and a streetscene viewed from the High Street with the outline of the existing and proposed dwellings shown.

Unfortunately, the Visual Impact Assessment appears to consist only of a series of photographs of the site as existing. Having visited the site on more than one occasion and driven past it many times this does not add to my understanding of the potential impact of the proposal in any meaningful way, and is not as helpful as the previously suggested photomontages of the proposed development would have been.

The street scene from the High Street is more informative, and illustrates the increased height of the proposed new dwelling in comparison with the existing. Unfortunately, a similar street scene from Cob Lane has not been provided. This is somewhat regrettable as the apparent bulk of the building in views from this road were particularly raised as a concern in my previous comments.

On the basis of the information in front of us I remain concerned that the increased height and bulk of the proposed new dwelling will result in an overbearing presence at this key entry point into the Conservation Area, at its semi-rural northern boundary, where there is at present a gradual transition in terms of density of development between the countryside to the north and the village centre to the south. In my opinion, the increased height and the largely unrelieved monolithic form of the proposed new dwelling as viewed from both the High Street and Cob Lane will result in an inappropriate apparent scale and bulk of development within the site.

I am also concerned that the detail of the design and in particular the fenestration does not show the high level of contextual response that we would expect in this sensitive location. The inclusion of a box dormer is regrettable, notwithstanding the previous presence of a similar window to the existing, now fire damaged house. Such a feature is not typical of the area generally and would not be supported by the Council's adopted design guide.

In summary for the reasons given above and previously I remain of the opinion that the proposal will detract from the character and appearance of the Ardingly Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF the proposal would result in less than substantial harm, at around the low-mid level of

that scale. The proposal is also contrary to the requirements of the Council's adopted Design Guide.

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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From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 18 August 2025 10:29

To: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>

Subject: Shellbrook, High Street, Ardingly DM/25/1016

Hi Sue

Initial comments on the above planning application.

The proposed development site is a mid 20th century detached house situated within the Ardingly Conservation Area. The house is one of a group of three which appear to have been built as a single development, possibly set originally in communal grounds, although the gardens are now separate, and intervening planting, fences etc. means that the buildings are no longer clearly appreciated as a group. The house is not in my opinion of any particular architectural merit, and makes at best a neutral contribution to the character and appearance of the Conservation Area. Due to its poor structural

condition, planning permission was granted in 2022 for the demolition of the house and its associated garage, however subsequent to this and before the demolition could take place the house was partially destroyed by fire.

The extensive garden, however, in conjunction with that to the neighbouring houses, is attractive and contributes positively to the verdant and semi-rural character of this edge-of-village part of the Area. The Council's document '*Conservation Areas in Mid Sussex*' includes a summary of the principal features of the Area, which mentions the spacious and secluded gardens and the groups of trees to the northern end of the High Street.

The current proposal, which follows on from pre-application advice and from a withdrawn application, is for the demolition of the existing house and the construction of a replacement dwelling.

As above, the existing building is not considered to be of any particular merit and is in poor condition. Planning permission has been previously granted for its demolition, and as such this aspect of the current scheme is not considered contentious.

The proposed replacement dwelling has been revised following on from the above-mentioned pre-application advice and subsequent withdrawn scheme. A number of concerns were raised in relation to the withdrawn scheme in terms of the scale, form, detailed design and materiality of the new house, and its impact on the character and appearance of the Conservation Area, including views into the site from Cob Lane and the High Street, particularly in winter. Further information was also requested at that time including verified views/photomontages of the new dwelling from key positions external to the site- these views were not provided.

As submitted, whilst it is acknowledged that the proposal has moved on from the previous, withdrawn scheme, at first sight it appears to continue to present some of the same concerns as were raised in relation to this scheme. In particular, the scale and massing of the building, particularly as viewed from the north (Cob Lane), and aspects of the detailed design, including the fenestration, which do not appear particularly sympathetic to the context.

However, in order to fully understand the impact of the proposal it would be useful to have proposed elevations which are marked to show the outline of the existing house, so that the changes to height, massing etc. can be easily appreciated. The outline of the previously withdrawn scheme could also usefully be added, so that we can understand how the proposal has developed. It would also be helpful to have the external site views which were repeatedly requested in respect of the previous proposals for the site, from viewpoints to the opposite site of the High Street, and from Cob Lane, ideally in winter.

Further comments will be provided on receipt of this information.

Thanks,

Emily

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