

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 July 2025 11:07:25 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/0889 Culvers, Church Fields, HPP

Hi Hamish

Further comments on the above proposal following the receipt of revised plans.

The proposal has been revised to remove the solar PV panels from the roof of the house. In terms of the impact on the Conservation Area and the setting of the adjacent listed church, this is welcomed. The works to the house are now considered acceptable subject to detail.

We have also received revised plans with respect to the garage, which is now shown with a stepped footprint under hipped tiled roofs. The position of the new building within the site is also more clearly shown, and the removal of the adjacent greenhouse is confirmed. Although the proposed replacement garage is larger than the existing, the impact on the openness of the garden is mitigated by the removal of the greenhouse, and the greater height of the roof is in my opinion compensated for by its more sympathetic form and materials. The inclusion of solar panels to the garage is noted, and will affect its appearance, but this is considered a more appropriate and less visually prominent position for this installation than to the main roof of the house, as was previously proposed. I would however recommend that the garage doors are amended to side hung timber doors, rather than up and over doors, which I hope can be secured by condition. The solar PV panels should also ideally be in line panels rather than mounted above the roof covering. Subject to detail including these minor amendments/clarifications, this aspect of the proposal is also now considered acceptable.

The proposal is therefore now considered to preserve the character and appearance of the Conservation Area, and the setting of the adjacent listed building, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of facing and roofing materials
- Details of the material to the new permeable surfacing shown adjacent to the replacement garage
- 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, including as appropriate sectional detail of the depth of reveal and of glazing bars
 - The new garage doors which shall be side hung timber doors
 - Typical eaves details

- The solar PV panels to the garage, showing the relationship with the underlying roofing material
- New rooflights to be flush fitting, metal framed, conservation style rooflights
- New rainwater goods and other external pipework to be of painted metal

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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