

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 18 August 2025 16:21:29 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/1605 and 1606 Durstons, Lodge Lane, Bolney

Hi Caroline

Comments on the above planning and listed building consent applications.

Durstons is a Grade II listed 17th century or earlier timber framed building located in a rural position on the north-western edge of Bolney. There are a number of outbuildings located to the south-west of the house which appear to date from around the mid 20th century or later, and are not of any particular historical or architectural interest.

The current proposal is for the demolition of an existing garage, two sheds and a greenhouse, and construction of a replacement garage, greenhouse, gazebo and sauna, with associated landscaping.

The existing buildings are, as above, not of any particular interest and make at best a neutral contribution to the setting of the listed building. Their demolition is not considered contentious in principle. The proposed replacement buildings are in a similar location to the existing, with the exception of the greenhouse, which is set further away from the house to the southern end of the garden. The garage is taller than the existing buildings and will be somewhat more prominent in views from Lodge Lane, but remains set back behind the house, and is of a sympathetic design, being a double garage with a half-hipped clay tiled roof with a catslide to the rear, and timber clad elevations. The sauna is also a timber clad building, located to the rear of the garage, the gazebo is an open sided timber structure with a clay tiled roof, and the greenhouse is a conventional metal framed building. The proposed landscaping is sympathetic in principle, as described, in removing some of the hard-surfaced area in favour of soft landscaping and replacing the existing tarmac driveway with gravel. Subject to detail, the proposal is therefore considered to preserve the setting and special interest of the listed building.

The proposal therefore now meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing and roofing materials
- Pipework and other external pipework to be of painted metal
- Detailed hard and soft landscaping scheme, including details of materials

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>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280