

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 17 March 2025 12:23:23 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/0193 Gilridge, London Road, Handcross

Hi Hamish

Comments on the above planning application.

The application site is an unlisted mid 20th century detached bungalow located to the west side of Brighton Road, Handcross. The boundary of the Handcross Conservation Area lies to the eastern side of the road, and the site would be considered to be within its setting. The existing building on the site is typical of its type and period, but is not of any particular architectural merit, and makes a neutral contribution to the setting of the Conservation Area.

The current proposal is for the retention of the existing bungalow with some modifications, and construction of a further new bungalow dwelling within the rear garden of the property. This application follows granting of planning permission for demolition of the existing building and construction of three new houses (DM/24/0445).

Given the existing consent relating to the site, the principle of the current proposal is not considered contentious. The retention of the existing bungalow will mean that the impact on the street scene is minimised, in relation to the approved scheme. The proposed alterations to the existing building are not considered contentious. The new building at the rear is relatively modest in scale, and in its design is sympathetic to the context.

Subject to detail therefore, the proposal is considered to preserve the setting of the Handcross Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed hard and soft landscaping scheme
- New or altered windows and external doors to the existing dwelling to be to match existing in material, colour, form and profile

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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