

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 December 2025 16:23:43 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/2685 Albany, Deanland Rd, Balcombe

Hi Catherine

Comments on the above planning application.

Albany is an unlisted semi-detached house located within the Balcombe Conservation Area. The property, which appears to date from the late 19th or early 20th century, is one half of a handed pair, part of a group of 4 similar pairs running along this western side of the northern end of Deanland Road. Although some of the houses within this group have been altered, many retain period features such as projecting canted bay windows at ground floor, sash windows, and brick detailing to the facades. The group makes a positive contribution to the character and appearance of this part of the Conservation Area.

Albany, which is to the northern end of the group, as been extended to one side by a flat roofed garage addition. This is not a positive feature of the property, being unsympathetic in form to the period of the house, and detracting from the original symmetry of the semi-detached pair.

The current proposal is for the conversion of the garage for use as additional residential accommodation, with associated works including raising of the roof height behind a raised parapet, replacement of the garage door to the front elevation with a tripartite sash window, and installation of sliding folding doors to the rear.

Whilst I would not have an objection in principle to the conversion of the garage, aspects of the current proposal raise concerns in terms of the impact on the appearance of the property. I would suggest the following amendments to the scheme:

- Raising the height of the flat roof to the existing garage building including adding a parapet to the front elevation increases the bulk and visual prominence of this unsympathetic addition to the house, which has the potential to detract from the character and appearance of the Conservation Area. I would suggest that the applicant consider instead introducing a pitched roof above the converted garage- whilst this would also be higher than the existing roof structure, it would be more sympathetic in its form to the original architecture of the building, and would sit more comfortably alongside it. On balance, the improved form of a pitched roof would, subject to detail, be likely to be considered to outweigh the harm caused by the additional height and bulk.
- Whilst I would have no objection in principle to removing the garage doors to the front of the structure in favour of a window, I would recommend that the scale and proportions of the new window are rethought so that it (and the extension generally) reads as appropriately subordinate to the original house. In this

context, rather than a large tripartite sash I would recommend a narrower single sash window similar in proportions to those to the bay window at ground floor. To compensate for this, additional light to the new room could be achieved by the installation of rooflights to the pitched roof suggested above.

In summary as it stands although I have no objection to the principle of the development, in my opinion aspects of the scheme require reconsideration to ensure that the character and appearance of the house, the group of which it is part, and the wider Balcombe Conservation Area are preserved.

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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