

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 February 2026 17:01:26 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/26/0133 54 St Peters Road, BH

Hi Andrew

Comments on the above planning application.

The application site is an unlisted, semi-detached house dating from the second half of the 20th century. It is located within the setting of the St Johns Conservation Area, the boundary of which runs along the southern side of the rear garden to the property.

The development along St Peters Road could perhaps be said to have some broad similarity in terms of the date of construction, but no particular consistency of style. Many of the properties have been altered or extended, including the attached neighbour to no. 54. In my opinion, the site, common with St Peters Road in general, makes at best a neutral contribution to the setting of the Conservation Area.

The proposal is for fairly substantial additions to the side and rear of the house, over part one and part two storeys. However, given the existing extensions to no. 56, the fairly mixed context of development along St Peters Road, and the generally sympathetic appearance of the proposal, scale aside, I do not think that an objection in terms of adverse impact on the setting of the Conservation Area could be sustained.

The proposal is therefore considered to meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

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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