

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 November 2025 15:53:18 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/25/1966 Colwood, Halton Shaws, HPP

Hi Hamish

Comments on the above planning application.

Colwood is an unlisted mid 20th century dwelling located in a backland position to the south of Hassocks Road. It forms part of a development of houses within the former grounds of Halton, a late 19th century house with attached ancillary range (now converted for separate residential use), and adjacent fields. The site is within the Hurstpierpoint Conservation Area, and is also within the setting of The Old Farmhouse and Barn at Tott Farm, which are both Grade II listed buildings forming part of a historic farmstead on the southern edge of the village. There is a further listed building to the northwest at Abberton House, an 18th-19th century building located adjacent to Hassocks Road. A PROW runs north-south from the road along the eastern side of the development around Halton, including the eastern boundary of the site, towards Tott Lane and Tott Farm.

Intervisibility between the site and the historic farmstead is considered likely to be limited or nil, although there are glimpsed views into the site from the PROW running along its eastern side, which may have some affect on the character of the approach to the farmstead from Hurstpierpoint village.

The existing building on the site is not of any particular architectural merit, but in its form and its roofing and facing materials it is broadly sympathetic to the more traditional buildings within the Conservation Area, including the adjacent house at Halton. It makes at best a neutral contribution to the character and appearance of the Conservation Area and the settings of the adjacent listed buildings in as much as it influences the character of the approach along the PROW.

The current proposal is for alterations and extensions to the house including removal of an attached flat roofed garage and construction in its place of a two-storey extension in the form of a gabled cross-wing sitting across the western end of the building, with a projecting roof to the southern gable providing a covered balcony at first floor. The extension is shown with a pitched standing seam metal roof and timber clad elevations. The connecting extension to the main roof to the house is also shown with metal roofing, while the existing roof itself is retained with clay tile. The existing brick and tile elevations of the building are shown refinished with self-coloured render over external insulation. A solar PV array is also proposed to the southern roof slope.

In my opinion, this proposal raises a number of issues:

- Whilst there would be no objection in principle to the demolition of the garage and the construction of a replacement extension of an appropriate footprint, scale and form, the scale of the proposed extension as currently shown is potentially contentious, particularly because it extends forward of the façade of the building. Design Principle DG49 'General Principles of Extensions' within the Council's adopted Design Guide states that: *'Extensions should... normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'* Principle DG50 relates to front and side extensions, and states that: *'Front and side extensions... will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling... Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property... Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building'*

However, the application site is relatively well screened in views from outside the site, with the exception of glimpsed views from the adjacent PROW and from the entrance drive to Halton Shaws. The gardens within which the house is set are also extensive. In this context, it is considered on balance that extensions of the bulk and form now proposed would be difficult to resist in terms of the impact on the character and appearance of the Conservation Area.

- However, the proposed palette of materials is in my opinion not sympathetic to the context. Whilst I understand the applicants desire to improve the thermal performance of the house, the proposed self-coloured render to the existing building would not relate appropriately to the predominant palette of materials within the immediate context of the site, which is of brick and hung tile. The proposed standing seam metal roofing is also alien to the context and not appropriate for extensive use on a domestic building in the context of this part of the Conservation Area. These aspects of the proposal require reconsideration.

In summary, although the principle of the demolition and replacement of the attached garage is not considered contentious, and the bulk and form of the extensions are considered on balance acceptable, the detail of the proposal and in particular the palette of materials proposed requires amendment to ensure that the proposal does not detract from the character and appearance of the Conservation Area. As it stands, the proposal does not meet the requirements of District Plan Policy DP35 for this reason. In terms of the NPPF, it results in less than substantial harm, such that the balancing exercise set out in paragraph 215 will apply.

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