

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 June 2025 16:35:44 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Idlehurst, Birchgrove Road, HK DM/25/1294

Hi Stefan

Comments on the above planning application.

Comments on the above pre-application enquiry. My apologies for the delay in getting these to you, which has been caused by pressure of other work, and leave over the Easter period.

Idlehurst is an unlisted detached house located in a prominent position adjacent to the road junction within the hamlet of Birchgrove, within the Conservation Area. The house itself, which appears to date from the 19th century or earlier, is an attractive and characterful building set within good sized gardens which makes a positive contribution to the character and appearance of the Conservation Area.

The current proposal, which follows on from pre-application advice, is for various works to the house and the setting around it including:

- An orangery extension to the eastern end elevation;
- A kitchen extension to the western end elevation;
- Reinstatement of the deteriorated timber balcony railing at first floor to the front elevation, with alterations to the brick parapet on which this rests;
- A detached greenhouse within the gardens to the north of the house;
- Replacement windows and doors to the house and outbuildings; and
- Alterations to the hard landscaping and new entrance gates.

To consider these works in turn:

- The proposed orangery extension to the eastern end of the house is traditional in style and described as having timber framed windows over a brick plinth, with a glazed lean-to roof. It is moderate in scale and is appropriately subservient to the original house. Subject to detail, this aspect of the proposal is not considered contentious.
- The proposed kitchen extension to the western end of the building is created by enlarging the footprint of an existing small addition to the north west corner of the house, and extending the existing pitched roof to match. Historical map regression suggests that the existing addition dates from the second half of the 20th century. The proposed extension to it is relatively modest in scale, so that the whole would remain appropriately subservient to the core of the house. This aspect of the proposal is therefore not considered contentious in principle. The proposed design is also considered sympathetic to the context. This aspect of the proposal is therefore not considered contentious.
- The repairs and reinstatement to the balcony will result in minor alterations to its appearance, but these are not considered contentious and the principle of the repair is welcomed. Subject to detail this aspect of the proposal is also therefore considered acceptable.

- The proposed new greenhouse is shown to the north of the house between an existing outbuilding in use as a pool house, and the garage. The building is shown as traditionally styled structure with aluminium framed glazing above a brick plinth. Historical map regression shows that there was previously a yard of ancillary buildings to this side of the house dating from the 19th century and surviving into the second half of the 20th – the building now in use as a pool house would appear to have been adapted from one of these structures. The principle of a new building in this location, notwithstanding the associated minor loss of garden space around the house, is therefore not considered contentious. The scale, form and design of the greenhouse are also considered acceptable subject to detail.
- The proposal also includes alterations to the hard landscaping within the domestic garden and associated with the existing off street parking area- these are not considered contentious subject to detail.

In summary, the proposal is considered to preserve the character and appearance of the house and its gardens, and the contribution these make to the character and appearance of the Birchgrove Conservation Area. This meets 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 drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - typical examples of new windows and external doors to the house and outbuildings
 - - typical eaves detail to the house extensions
- Details of materials to new or altered hard landscaping
- New rainwater goods and other external pipework to be of painted metal
- Rooflights to be flush fitting, metal framed conservation style rooflights

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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