

Caroline Grist

From: [REDACTED]
Sent: 14 May 2026 10:55
To: Caroline Grist
Cc: [REDACTED]
Subject: RE: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes
Attachments: 1987 App-3 (invert).jpg; GF Plan (invert).jpg; 24019_611_proplans_C.pdf; 24019_612_proplans_A.pdf; 24019_620_prolesec_B.pdf

Caroline

Thanks for this and for your patience. Please find updated drawings attached and a copy of Emily's email with our responses added in red below:

'Hi Caroline

Comments on the above planning application.

The site, Mulberries, is an unlisted detached house located within the Horsted Keynes Conservation Area. Adjacent to the site to the north east is Rixons, a Grade II listed timber framed house dating from the 17th century. Mulberries, which from historic map regression dates from the mid 20th century, is in a loosely vernacular style, with brick and hung tile elevations, and a tiled roof with a catslide to the eastern end, and a recessed porch with tiled hood. The building has been extended and altered, including by the addition of a flat roofed garage to the east.

The current proposal is for an extension to the eastern side of the building over its full height, effectively partially moving the catslide roof over to sit above and incorporate the garage. The proposal includes a flat roofed box dormer to the extended eastern roof slope.

We have previously commented on pre-application proposals at this property for alternative schemes to extend to this side of the house, comprising in both cases a hip to gable extension, with in one instance the addition of a lean-to roof above the garage. Neither of these proposals received a favourable response, due to concerns relating to the loss of the characteristic catslide roof and the increased bulk and visual prominence of the building within the setting of Rixons, including in views from the direction of the village green, which would decrease the sense of separation between the listed building and the more modern development along Lewes Road.

The current proposal differs from these pre-application schemes in terms of the form of the extension and roof and first floor level, in that the catslide is replicated. This does address the concern regarding the loss of this feature, and would also to an extent reduce the apparent bulk and visual prominence of the addition in views from the east. However, I continue to have concerns about the proposal for the following reasons:

- The extension, which is to the full height of the existing roof ridge, is also aligned with the façade to the building without any set back. It therefore fails to be appropriately subservient to the existing building, or to allow the original form of the house to continue to be read.

It's not really clear why the original form of this house (which is of very limited architectural merit) is as significant as has been suggested throughout these exchanges. We would be happy to set the proposed elevations back but, architecturally and technically, this would

make for poor detailing when compared with what it could be (see below). While we acknowledge that DG50 suggests that front extensions should normally be a single storey, the fact that the building line is staggered and the dwelling is set well back from the road, along with the integrated quality of the proposal, means that the word ‘normally’ is significant here and this should be an exception.

- Due to its scale and form it unbalances the elevation of the building, which at present, notwithstanding the catslide, is a balanced composition.

I’m afraid I don’t understand this point – the proposal only involves the catslide in terms of composition – see below. Making a point with it ‘notwithstanding’ appears to negate the key fact that the existing building is asymmetrical and would remain so under the proposal. We note that earlier proposals offered greater symmetry and these were also unacceptable.

- The existing flat roofed garage is not a positive feature of the property and detracts from the character and appearance of the house and of the Conservation Area. However, incorporating the garage into the extended house creates an integral garage, a suburban feature which further detracts from the vernacular character of the building and its contribution to the Area.

The integral garage is a feature of the original building – see extracts from the approved 1987 drawings attached. The reverence for original design features when they support opposing the development, and their dismissal when they support the development, appears strange.

- The box dormer to the eastern roof slope is over-scaled and unsympathetic in its design. It interrupts and detracts from the characteristic sweep of the catslide, and adds to the apparent bulk of the extension including in views from the east.

The dormer has been removed in the attached.

- The treatment of the rear of the extension creates an awkward juxtaposition of roof forms, and an unattractive blank rear elevation at both ground and first floors.

This has been addressed in the attached with the correction of a drafting error and the addition of an obscure glazed window at first floor level.

- Notwithstanding the retention of the catslide, the proposed extension will result in an increase in the bulk and proximity of Mulberries relative to the listed building at Dixons, including in important views from the direction of The Green. This impact will be exacerbated by the east facing box dormer.

The listed building and the conservation area were in place in 1987 when the original proposal was approved and this proximity was not seen as a problem. It is clear that, on other sites, development of much greater scale and in closer proximity to listed buildings in conservation areas is acceptable. We therefore ask that the actual (negligible) impact of the revised proposal on the listed building, particularly in light of its own approved extensions in much greater proximity to it, be taken into account.

In summary, notwithstanding the further revisions made since pre-application stage, the proposal remains contentious in terms of its scale, form and design, and will adversely impact both the character and appearance of the Conservation Area and the setting of Dixons. This will be contrary to the requirements of District Plan Policies DP34 and DP35. The proposal will result in less than

substantial harm to both of the affected assets, at around the low-mid range of that scale in respect of the Conservation Area, and within the lower range in respect of Dixons. In both cases the balancing exercise set out in paragraph 215 will apply.

As noted above the proposal is also contrary to the requirements of the Council's adopted Design Guide, specifically Design Principle DG49 'General Principles for Extensions' which requires that *'Extensions should also 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'*. DG50 'Front and Side Extensions' which states that *'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'*, and DG52 'Loft Conversions and Roof Extensions' which states that *'Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope.'* Figure 9H and sections 6.3.5-6.3.8 will also apply in relation to the proposed box dormer. The key word in DG49 and 50 is 'normally'. Having looked at the proposal from an architectural perspective, setting a catslide roof extension back from the adjacent perpendicular elevations makes for a very peculiar and technically convoluted scheme, with a thin strip of roof required to 'cap off' the angled wall left protruding from the elevation by the set-back. This is in addition to the structural difficulties, where the wall beneath the new roof would need to be supported internally on a diagonal beam that it somehow resulted at its head where it meets the existing roof structure. We hope that, with these points in mind, aligning the elevations and the resulting roof ridge height (matching the existing roof pitch) is acceptable in this case.

The application documents reference an approval from 1987 for a similar scheme which was not constructed. However, this is far outside the current policy context, and predates the NPPF, the current District Plan, and the Councils adopted Design Guide. As this approval was given in a materially different policy context, I do not feel that it holds any significant weight in the consideration of the current proposal. See above regarding the policy context. While historic map regressions show that the land on which this house was built was once part of Rixons, there doesn't seem to be any valid reason why it is included in the conservation area as it is of modern (pastiche) construction and doesn't make a contribution to it, not least due to it being set back and at an angle to the road and not prominent from key vantage points.

Thanks,

Emily'

From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Sent: 07 May 2026 17:57

Subject: RE: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

Dear Andrew,

Thank you for the email.

Whilst I note the request to update the plans, please find attached to this email a copy of the comments that have been received by the Conservation Officer. A range of concerns have been raised in relation to the scale, form and design of the proposed extension that I share from a design perspective.

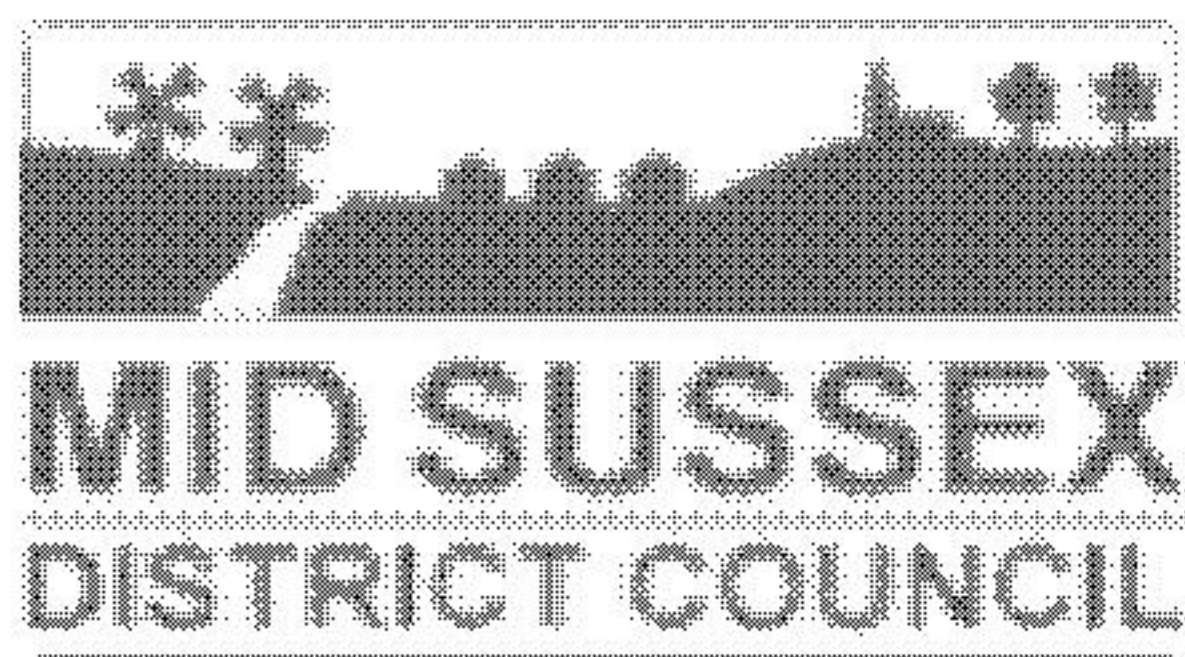
The previously approved scheme has been taken into account by both myself and the Conservation Officer, however this permission was granted in 1987. As set out in the attached comments, planning policy has materially changed since 1987 and we are required to assess the application against the current policies set out in the National Planning Policy Framework, District Plan, Neighbourhood Plan and the Design Guide SPD. The Design Guide sets out that large, flat roof dormer windows are not supported and the proposed dormer would be prominently positioned. Additionally, the extension would not accord with the requirements of DG50 or DG49 in terms of scale and design.

Given the submitted scheme and the issues identified, I am unable to recommend any amendments that would overcome these matters. Please can you therefore confirm by Friday 15th May if you would wish to withdraw the application or for the application to be determined as set out above. If no response is received by this date the application will be determined.

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
Development Management

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Working together for a better Mid Sussex

Sent: 01 May 2026 08:33

To: Caroline Grist Caroline.Grist@midsussex.gov.uk

Subject: RE: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

Caroline

Following discussions with the neighbour, I have been asked by the applicant to send you the updated drawings attached, which remove the window from the elevation of the dormer and replace it with a recessed area of cladding to retain visual interest to the elevation. All other drawings originally submitted are unaffected.

Thanks

Andrew

From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Sent: 09 April 2026 11:22

Subject: RE: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

Dear Andrew,

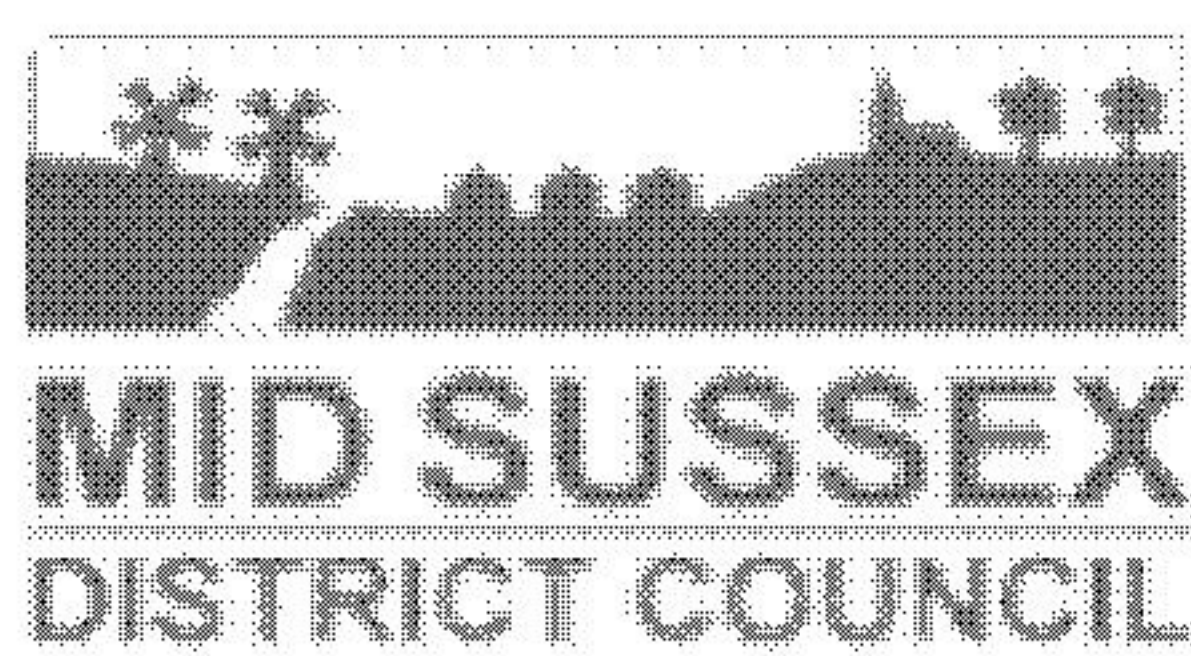
Thank you for the email confirming, it is much appreciated. Please be advised that a re-consultation has been requested, so that neighbours and interested parties are aware of the change.

If there is anything further I will let you know.

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
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Working together for a better Mid Sussex

Sent: 08 April 2026 20:43

To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Subject: Re: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

Caroline

The applicant has now approved this.

Thanks

Andrew

On 01/04/2026 14:40, Caroline Grist wrote:

Dear Andrew,

We are required to ensure that descriptions of development accurately describe the proposed development. As it stands the current description does not specify where the extension is to be positioned and does not refer to the dormer window.

As you have set out the previous application was determined in 1987. The planning history is a consideration for each planning application and it has been clearly referred to in the supporting statement.

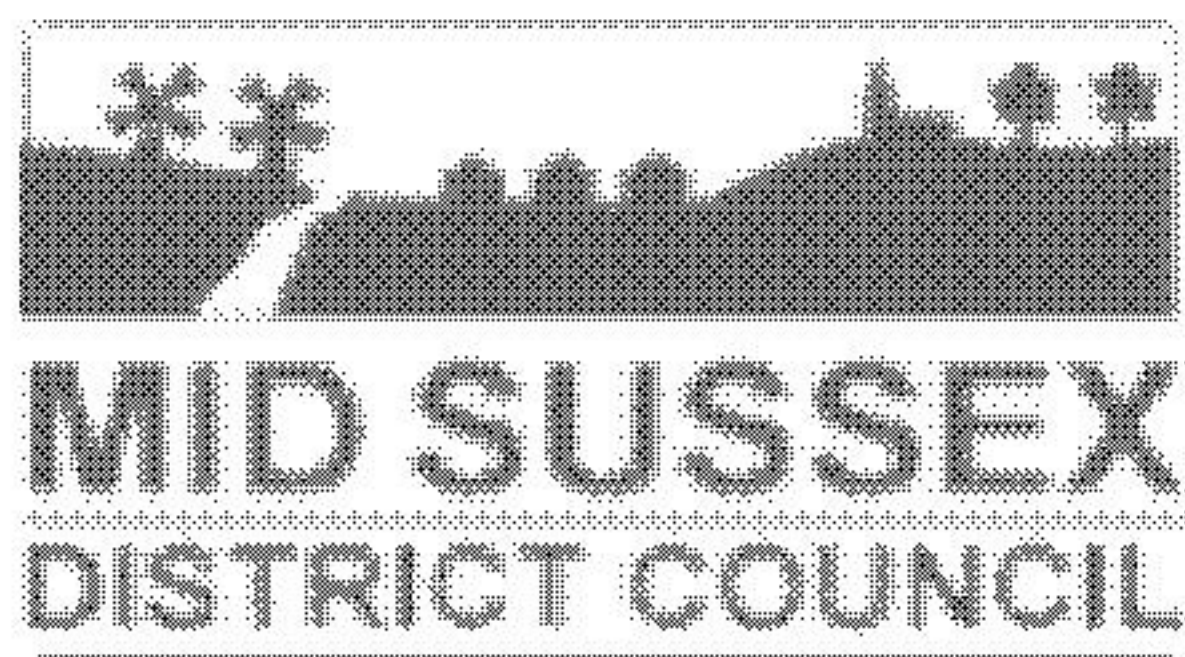
Given this, please can you therefore confirm that you would be in agreement with the description being uprated to read:

“Two storey side extension incorporating the existing garage and a dormer window within the side roofslope”

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
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Working together for a better Mid Sussex

Sent: 31 March 2026 17:29

To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Subject: RE: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

Caroline

Thanks for making contact. The application matches the proposal that gained permission in 1987 exactly so ideally the description would also match, which it currently does.

I hope this makes sense.

Thanks

Andrew

From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Sent: 31 March 2026 16:38

Subject: DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

Dear Andrew,

DM/26/0734: Mulberries, Lewes Road, Horsted Keynes

I am writing with regards to the above planning application, for which I am the Case Officer.

Having undertaken an initial review of the submission, would you be willing to agree to the application description being updated from:

“Proposed Ground and First Floor Addition”

To:

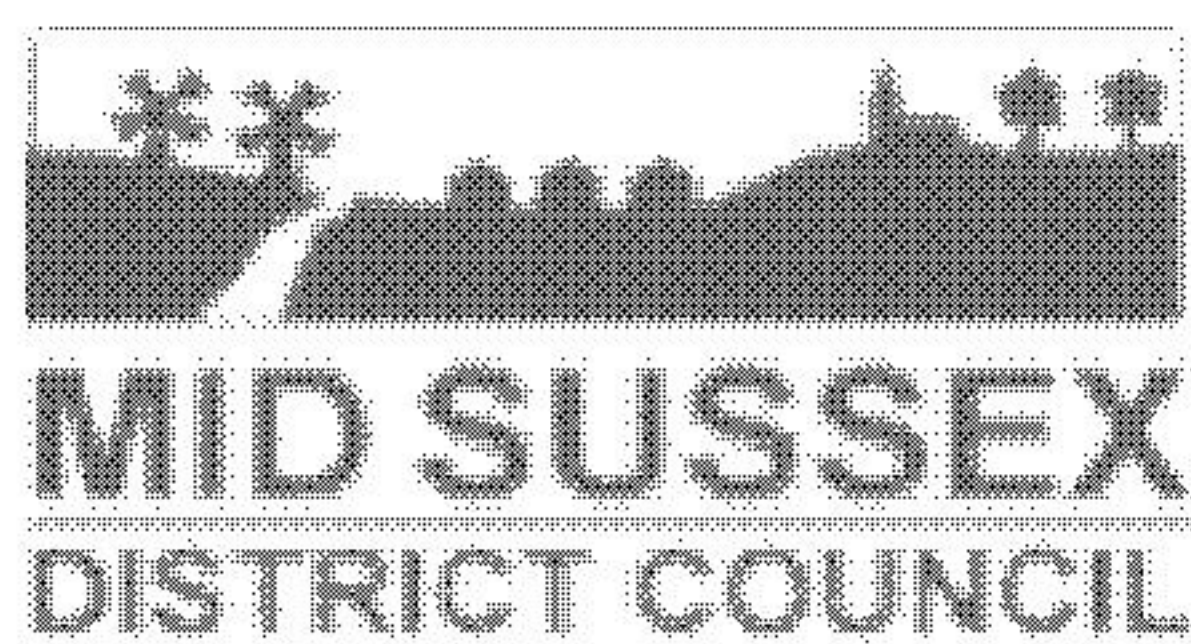
“Two storey side extension incorporating the existing garage and a dormer window within the side roofslope”

Please can you let me know if any works are missing or if the description can be changed as proposed.

Kind regards,
Caroline

Caroline Grist
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