

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 31 March 2026 14:44:28 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: Hillview, 8A Slimbridge Road, BH DM/26/0279

Hi Debbie

Comments on the above planning application.

Firstly, I note in respect of the existing and proposed floor plan that there is an inconsistency in the way in which the building lines of the neighbouring properties is shown. This should be addressed so that the relationship between the proposed extension and the existing adjacent houses can be accurately assessed.

Hillview is an unlisted detached house located within the Fairfield Conservation Area of Burgess Hill. The house, which dates from the second half of the 20th century, is slightly quirky in its design, having the entrance set to the side elevation, and twin chimney stacks emerging at first floor to either side of the building. However, it is not in my opinion of particular architectural merit, and makes a neutral contribution to the character and appearance of the Conservation Area. A detached flat roofed garage is located to the eastern flank of the house.

The current proposal is for alterations and extensions comprising the demolition of the garage and an existing conservatory addition and construction of part one, part two storey side and rear extensions.

The existing garage building and conservatory are not of any merit, and their demolition is not considered contentious in principle. The proposed side and rear extensions are substantial in size, and might be considered inappropriate in their relationship of scale with the host building, particularly given that the additions wrap around the rear northeast corner of the house. In this respect, I would consider that the proposal is contrary to the requirements of the Council's Design Guide, in particular Design Principle DG49 '*General Principles for Extensions*'.

However, in respect of the impact on the character and appearance of the Conservation Area, notwithstanding the scale of the additions I would not on balance consider that they detract from the neutral contribution made by the existing building. The extended property would not appear overscaled in the context of a mixed development along Slimbridge Road, which is generally of larger properties than the existing house at the application site. The additions are also relatively well set back from the front elevation of the house. On balance, I do not consider that an objection to the scale and form of the additions on grounds of impact on the character and appearance of the Conservation Area could be substantiated.

The proposal will partly close an existing gap in the streetscape to the northern side of Slimbridge Road, which allows views towards the north between Hillview and its neighbour. However, I would not consider that this gap or the resulting views to be typical of this part of the Conservation Area, or particularly important to its character and appearance. I would not therefore regard the proposal as contentious for this reason.

The detailed design of the extensions is generally to match the existing house and is not considered contentious.

The proposal is therefore considered, on balance, to preserve the character and appearance of the Fairfield Conservation Area, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and colour, texture and style of pointing
- Detailed drawings of new windows and external doors, including sections, and annotated to show materials and finishes
- Typical eaves detail

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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