

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 July 2026 10:11:07 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/26/1162 5 Watermead, Balcombe

Hi Tracie

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site is an unlisted detached house forming part of a modern development located to the north of Oldlands Avenue within the Balcombe Conservation Area. Planning permission was granted for this development in 2012. The current proposal is for a two storey side extension, and a single storey rear extension.

The proposed extensions are fairly substantial, and wrap around the rear corner of the building. However, in the context of a modern development which is discretely located and has a limited impact on the wider character of the Conservation Area, this is not considered contentious.

Subject to detail to be reserved by condition, the proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Roofing and facing materials, including rainwater goods, to match existing adjacent work.
- Brickwork to match existing adjacent work in colour, texture and bonding pattern and colour, texture and style of pointing.
- Fenestration to match existing windows to the house in materials and finish, and in framing proportions and profile.
- Extension to patio in materials to match existing.

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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