

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 June 2025 11:58:12 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/0272 Bowling Alley Cottage

Hi Anna

Further comments on the above application following the receipt of revised plans.

The plans have been further revised to increase the amount of glazing to the elevations of the replacement link extension. In my opinion, on balance and given the nature of the existing link, this aspect of the proposal is now acceptable. I do however remain concerned about aspects of the proposed materials, specifically the window/door frames which are now shown as a mix of aluminium and composite. If aluminium was previously approved, as the applicant suggested during our recent meeting, then it would not be reasonable to object to this, but composite will not normally be favourably viewed in the context of a listed building. Hopefully this aspect can however be dealt with by condition, provided that the applicant is aware that we will not accept composite.

Subject to the above, the proposal is now considered to meet the requirements of District Plan Policies DP34 and DP35, and of the relevant paragraphs of the NPPF.

I would suggest 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 doors (including internal doors to the main house)
 - - typical eaves detail to the link extension
- New rainwater goods and any other new external pipework to be of painted metal
- Detailed hard and soft landscaping scheme, or details of the material(s) to extended terrace and steps, as considered appropriate
- Replacement rooflight to the rear roofslope of the main house to be a flush fitting, metal framed, conservation style rooflight.

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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