

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 12 August 2025 11:47:10 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: DM/25/1586 45 Crescent Road

Hi Peter

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 and a period of leave.

45 Crescent Road is an unlisted detached house within the St Johns Conservation Area. The house appears to date originally from the first half of the 20th century, but it has been altered and significantly extended to the side and the rear. The current proposal is for the construction of a first floor extension to the rear, above an existing orangery extension.

Firstly, I would note that the proposed plans appear inaccurate in that they show the orangery roof lantern preserved in what would be an internal position within the new first floor bedroom.

Based on the information in front of us, I have concerns regarding a further extension to this building, in particular at first floor level. The Council's adopted Design Guide requires at Design Principle DG49 '*General Principles for Extensions*' that '*Extensions should... 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*'. In this instance the original building at no. 49 appears to have already been extended on a number of occasions- the cumulative impact is such that the additions have an overbearing relationship with the original house. A further extension, particularly at first floor, would exacerbate this harmful impact. This would be contrary to the Design Guide, and would also detract from the character and appearance of the house and of the wider Conservation Area. Although the extension is to the rear of the building, there are glimpsed views from Crescent Road looking along the eastern side of the property in which the bulk and scale of the rear additions to the property would be visible. Views from the rear of neighbouring properties would also be affected. The detailed design of the proposal, in particular the unrelieved side elevations, would further detract from the appearance of the building.

This will be contrary to the requirements of District Plan Policy DP35, which states that '*New buildings and extensions (should be) sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials.*' It is also contrary to the Council's adopted Design Guide, as set out above. In terms of the NPPF, I would place the harm caused to the character and appearance of the Conservation Area as less than substantial, at the lower end of that scale.

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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