

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 July 2025 17:08:28 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Forest View House, Haywards Heath Road, Balcombe DM/25/1539

Hi Andrew

Comments on the above planning application.

The application site, Forest View, is an unlisted detached house, dating from the turn of the 20th century and situated within the Balcombe Conservation Area. Just to the east of the site is Casteye Barn, an 18th century or earlier former threshing barn which is listed Grade II. The former farmhouse of this farmstead, now called Casteye Cottage, is located just to the east again. From historic map evidence there was previously a farm courtyard to the west of the farmhouse which included the barn, with a range of other structures including ancillary buildings to the west of the southern end of the barn, possibly cattle or cart sheds. Although not completely clear from the evidence in front of us, it is possible that the outbuilding to the south east of Forest View which is now located within its garden may include in part one of these ancillary buildings, although if this is the case then it has been significantly altered and extended. On site inspection suggests that the part of the structure affected by the current proposals at least is modern.

The existing house at Forest View is attractive and makes a modest positive contribution to the character and appearance of the Conservation Area which is enhanced by a group value with other buildings of a similar period along London Road to the west. The gardens and the hedging to the road frontages of the site also contribute positively to the character of the Area, lending an open and verdant feel which complements the 'edge of village' nature of this part of the Area, and the openness of the adjacent Green. This open and verdant character also makes a positive contribution to significance through setting of Casteye Barn, as a former agricultural building.

The current proposal is for works to the house and within its garden setting including alterations to the rear comprising removal of an existing dilapidated conservatory and construction of a part covered and part open veranda and changes to the fenestration, and alterations to an existing outbuilding within the gardens to alter the roof form of its south eastern wing including raising the height of the ridge, to makes changes to the windows and doors and to introduce black timber cladding to its elevations, in conjunction with converting the south eastern part of the building for use as ancillary domestic accommodation.

Planning permission for a similar proposal was granted in 2024, although the current scheme does not include a single storey extension to the house which was then proposed, the design of the pergola has been amended to reduce the extent of the solid

roof, and the detail of the proposed changes to the fenestration and doors to the house and outbuilding are different.

In the context of the existing approval, the current application is not considered contentious. The design of the pergola is perhaps slightly odd in combining a pitched roof and an open structured flat roof, but given the lack of visual prominence of this part of the house this is not considered to detract from the character and appearance of the Conservation Area. The alterations to the roof of the outbuilding are as approved, and the changes to the fenestration to this building and the house are not considered contentious, subject to detail.

The proposal is therefore 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:

- Details of facing and roofing 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 external doors
 - -typical eaves detail to the altered portion of the outbuilding
 - New rainwater goods and other external paintwork to be of painted metal
 - New rooflights to be flush-fitting, metal framed conservation style rooflights

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

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