

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 January 2026 11:10:22 UTC+00:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: Bakewell DM/25/2852

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 leave over the Christmas period.

Bakewell is an unlisted detached house located within the Turners Hill Conservation Area, and within the setting of Shamrock Cottage, which is a Grade II listed 17th century building located a short distance to the northeast. The existing house dates from the later 20th century, and is of brick construction, with a pitched tiled roof. It is not of any particular architectural or historical interest, and makes a neutral contribution to the character and appearance of the Area and the setting of Shamrock Cottage.

The current proposal is for a single storey, flat roofed extension to the rear of the house. The extension is modest in size, and is unlikely to be prominent in public views, although there may be some glimpsed visibility from North Street. The juxtaposition of the flat roof and existing adjacent gable is somewhat awkward, but given the relatively well screened nature of the proposal, it is not considered that an objection on these grounds could be sustained. The detailed design in other respects, including the proposed materials, is considered acceptable. The use of uPVC windows would not normally be supported in the context of a Conservation Area, but given that they are present to the existing house and the new windows comprise only one set of French doors in the context of the wider building it is again not considered that an objection on these grounds would be reasonable.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area and the setting of Shamrock Cottage, meeting the requirements of District Plan Policies DP34 and DP35 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 of brick and colour, texture and style of pointing.
- New rainwater goods and other external pipework to be of painted metal (depending on the existing material?)
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes of new windows including 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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