

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 October 2025 16:22:51 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/2326 Pantiles, Cherry Lane, Bolney

Hi Caroline

Comments on the above planning application.

Pantiles is an unlisted detached dormer bungalow situated in a backland position to the northwest of Cherry Lane, within the Bolney Conservation Area. There is a group of three Grade II listed buildings (Quince Tree Cottage, Hillview and Rose Cottage, and Primrose Cottage) situated just to the south west, at the junction of Cherry Lane and The Street, although for reasons of intervening development and screening by vegetation the current proposal is not considered to affect their settings.

The existing house, which is of one and half storeys, dates from the second half of the twentieth century. It is not of any particular architectural or historical interest and has suffered some unfortunate alterations such as uPVC windows. It makes at best a neutral contribution to the character and appearance of the Conservation Area, and would only be considered not to detract from it due to its secluded position. The gardens in which it is located do however contribute positively to the verdant nature of this northern part of the Area. The property also includes a detached garage which is set to the front of the house addressing Cherry Lane. This is a visually prominent building with a large roller shutter door which, together with the expanse of hard surfacing between the building and the road, in my opinion detracts from the street scene of Cherry Lane and from the Conservation Area.

The current proposal is for works to both the house and the garage, comprising:

- Demolition of existing additions to the side and the rear of the building and construction of a replacement single storey flat roofed addition on an enlarged footprint, wrapping around the rear northwest corner of the house;
- Relocation of the main entrance to the southern side elevation, with a new porch over, and the existing front door replaced with a window;
- Extensions at roof level to the garage comprising two gabled dormer windows to the front roof slope and a large box dormer addition to the rear.

To consider these works in turn.

The existing additions to the house are not of any merit, and their removal is not considered contentious. The proposed replacement extension is over a larger footprint and might in other circumstances be considered somewhat overbearing, particularly in the manner in which it wraps around the rear corner of the house. However, given the secluded nature of the property, which is surrounded by high hedges and by other buildings, on balance it is not considered that an objection on grounds of scale could be sustained. Furthermore, although the form and design of the addition are not particularly

sympathetic, in particular the expanse of flat roofing and the heavy fascia, it is not considered that an objection on design grounds could be sustained given the nature of the existing house and the lack of public views of this part of the site. The proposed materials are generally to match existing including the use of uPVC windows. uPVC rainwater goods and fascia are also proposed. The use of uPVC in a Conservation Area context would not normally be considered acceptable, but again this may be hard to resist if it is confirmed that this is all to match the existing use of the material to the house.

The proposed relocation of the entrance door and the new porch are not considered contentious. In other circumstances, moving the entrance from the front to the side of the property may not be favourably viewed, but in this instance as the façade of the house is barely visible from Cherry Lane it is again not considered that an objection on design grounds would be reasonable.

In contrast to the house, the garage is visually prominent from the public realm and is more readily visible from adjoining properties (noting that private views are also relevant to considerations of impact on the character and appearance of the Conservation Area). The proposed works to this building are considered contentious- the proposed dormer windows to the front roof slope are over scaled and are unduly prominent in the elevation, and the box dormer to the rear is unsympathetic both in scale and form. Both are contrary to the requirements of the Council's adopted Design Guide, in particular Design Principle DG52 Loft Conversions and Roof Extensions, and to parts 6.3.5 – 6.3.8 which refer to dormer windows. The additional bulk to the roof of the building will also exacerbate the visual prominence of this unsympathetic building in public and private views, which will further detract from the character and appearance of the Conservation Area. I would suggest that this aspect of the proposal is amended to remove the dormers to the front roof slope in favour of conservation style rooflights, and to amend the scale and form of the proposed dormer to the rear to a single gabled dormer which is appropriately subservient within the roof slope.

In summary, although the works to the house are considered, subject to detail, to be on balance acceptable, the proposed alterations at roof level to the garage building are considered unacceptable in terms of their impact on the character and appearance of the Conservation Area, and to be non-compliant with the requirements of the Council's Design Guide. The proposal is for this reason contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, the proposal will result in less than substantial harm to the character and appearance of the Conservation Area, such that the balancing exercise set out in paragraph 215 will apply.

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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