

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 19 November 2025 13:39:00 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Sandhill, Sandhill Lane, Crawley Down DM/25/2613

Hi Stefan

Comments on the above planning application.

Sandhill is a Grade II listed 17th century or earlier former farmhouse located in a semi-rural position on the edge of Crawley Down. The former farmstead also includes a 16th century barn, now converted for residential use, and an ancillary building which would be regarded as curtilage listed. The current proposal relates to a further, modern outbuilding, a garage and plant room which is located to the south of the historic grouping, and is for works to convert the building for use as a play room, pool changing room and storage space. The proposed external alterations include removal of garage doors and bricking up of the openings to the front (west) elevation, new windows to the northern elevation, removal of windows and new sliding doors and solid door to the eastern elevation, and new rooflights.

The existing garage building is, as noted above, modern, and is not particularly sympathetic in its design or materials (for example the garage doors are up-and-over in style and the windows are uPVC). It makes at best a neutral contribution to the setting of the listed buildings. In this context, whilst it is considered unfortunate that the existing proposal does not seek to introduce improvements to the design of the building which would better relate it to the rural/agricultural context (although the proposed use of timber to some of the windows and the external door is welcomed) it is not considered that an objection on these grounds could be sustained.

On balance, the proposal is considered to preserve the settings of the adjacent listed and curtilage listed buildings, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of facing brickwork, which shall be to match existing adjacent work in colour, texture and bonding pattern and colour, texture and style of pointing.
- Rooflights to be flush fitting metal framed conservation style rooflights.
- New rainwater goods to be of painted metal.
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of typical examples of new windows and external doors.

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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