

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 July 2025 14:36:49 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/1357 Deanlands, Stockcroft Road, Balcombe

Hi Catherine,

Comments on the above planning application.

Deanlands is an unlisted detached house located within the Balcombe Conservation Area. The house, which is set back from the road behind a generous front garden, with similarly generous gardens to the rear, dates from the mid 20th century, and is not of any particular architectural or historical interest. It makes a neutral contribution to the character and appearance of the Conservation Area, although the gardens within which it is set contribute positively to the verdant character of Stockcroft Road.

The current proposal is for a single storey extension to the rear of the property, sitting in the angle of the main rear elevation and an existing rear two storey projecting wing.

Although the house does appear to have been previously extended, this further proposed addition is relatively modest in scale and sited at the rear of the house. It remains appropriately subordinate, and will not result in a significant loss of garden space. In this context, the principle of the proposal is not considered contentious.

The detailed design and materials of the proposal are likewise not generally considered contentious, although the proposed use of uPVC for the new French doors and sidelights (including to a set proposed to the existing two storey rear wing) would not normally be considered appropriate for a Conservation Area context. Unless a convincing justification can be made for the use of this material it should be substituted by painted timber.

Subject to this point, the proposal is considered to preserve the character and appearance of the site and of the wider Conservation Area. This meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Details of roofing and facing materials.
- Brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing
- New rainwater goods and other external pipework to be of painted metal
- 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 extension

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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