

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 September 2026 15:39:44 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: Mulberries, Lewes Road, Horsted Keynes DM/26/1857

Hi Caroline

Comments on the above planning application.

The site, Mulberries, is an unlisted detached house located within the Horsted Keynes Conservation Area. Adjacent to the site to the northeast is Rixons, a Grade II listed timber framed house dating from the 17th century. Mulberries, which from historic map regression dates from the mid 20th century, is in a loosely vernacular style, with brick and hung tile elevations, and a tiled roof with a catslide to the eastern end, and a recessed porch with tiled hood. The building has been extended and altered, including by the addition of a flat roofed garage and open sided car port to the east.

The current proposal is for the demolition of the garage, and construction of a replacement garage and log store on an enlarged footprint.

The existing garage and car port are not a positive feature of the building, and detract from its appearance and its contribution to both the Conservation Area and the setting of Rixons. As such, their demolition and replacement are not considered contentious in principle.

The proposed replacement garage and log store structure sits over a slightly enlarged footprint in comparison with the existing, and is slightly more solid in nature, as the enclosed garage element is enlarged in comparison with the open sided element (currently the car port, proposed to be replaced with a log store). However, the proposed replacement structure is also somewhat improved in terms of its design and materials, being faced with brick and hung tile to match the original house, and having side opening timber garage doors rather than the existing roller shutter door.

On balance, the improved appearance of the structure in my opinion outweighs any harm which would arise from its increased scale and solidity, such that the setting of Rixons and the character and appearance of the Horsted Keynes Conservation Area will be preserved.

This meets the requirements of policies HE4, HE5, HE6 and HE9 of the new NPPF, as well District Plan Policies DP34 and DP35.

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 and in colour, texture and style of pointing.

- Detailed drawings at an appropriate large scale, including sections and annotated to show materials and finishes of the following:
 - - typical eaves detail
 - - the garage doors
 - (If applicable) New rainwater goods to be of painted metal.

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>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280