

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 22 October 2025 11:54:38 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: DM/25/2205 5 Park Road, Burgess Hill

Hi Peter

Comments on the above planning application.

The application site, 5 Park Road, is one half of a handed pair of semi-detached houses located to the south side of Park Road within the St Johns Road Conservation Area. Although the Council does not have an adopted character appraisal for this Area, the Council's document '*Conservation Areas in Mid Sussex*' contains a brief high level analysis of the key features contributing to its character and appearance. These include:

- *the well spaced reasonably large town houses along Park Road and Crescent Road;*

...

- *the variety of substantial residential properties dating from most of the periods of the town's development from the latter half of the 19th century to the present day...*

The houses at 5-7 Park Road date from the late 19th or early 20th century and are an imposing, symmetrically designed pair in a broadly Queen Anne revival style, with some Arts and Crafts inspired elements. The house pair retain period features including projecting bay windows over two and a half storeys, tile hung to the upper floors, recessed porches with flanking brick pilasters and terracotta 'sunflower' tiled panels, gabled dormer windows, prominent brick chimneys and casement windows with stained glass or multi-pane glazing to the upper part. While the front elevation of the building facing over Park Road is the more visually prominent, the rear also has character, retaining for the most part the symmetry of the pair and features such as sash windows.

The current proposal is for a single storey rear extension. This follows on from refusal of a similar proposal of an unsympathetic form and design which was refused on grounds of adverse impact on the character and appearance of the area.

There is further relevant planning history at the adjacent property (7 Park Road), where planning permission has recently been granted for a single storey rear extension, the latest application being an amendment to a previous similar approval (DM/25/1835). This application, and its predecessor, were subject to amendment during their course following on from initially adverse Officer comments, in order to ensure that the character of the rear elevation of the building, including the surviving symmetry of the house pair, is preserved. In particular, the character of the most recently approved extension respects that of the existing rear lean-to outshots, which appear to be original or reflecting the original appearance of this part of the building, in consisting of a solid lean-to to the outer edge of the elevation, and a stepped back largely glazed lean-to at the centre.

This original arrangement of adjacent solid and largely glazed lean-tos at rear ground floor is also shown in a handed form at no. 5 Park Road and is considered to contribute positively to the characteristic symmetry of the villa pair.

The current proposal at no. 5 removes both of the existing lean-to elements and replaces them with a single extension under a lean-to roof.

Although I would not in the context of the recent approvals at no. 7 consider that the principle of removing the existing structures and construction of a replacement extension is contentious, I do consider that the current proposal fails to respect key aspects of the existing character of the building, including the symmetry with no. 7, and therefore detracts from the character and appearance of the Conservation Area.

In particular, the proposal does not respect the existing differentiation between the solid and glazed outshots to the building, which as noted above, is an original feature of the design of the villa pair, and which is preserved in the recently approved scheme at no. 7. I would recommend that the detailed design and facing and roofing materials are reconsidered to better reflect this existing dual character. Ideally, a step would also be introduced to the rear elevation to reflect the existing set back of the glazed outshot. The fenestration/extent of glazing should also be amended to respect the different natures of the existing solid and glazed outshots to the building. The applicant may wish to refer to the approved plans for 7 Park Road (DM/25/1835) to understand the approach that was taken here and which has gained approval.

For these reasons, as it stands, I would consider that as submitted the proposal results in harm to the character and appearance of the St John's Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF it results in less than substantial harm to the significance of the asset, at the lower end of that scale, 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>

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