

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 January 2026 09:48:32 UTC+00:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: RE: DM/25/2482 15 Silverdale, Hassocks

Hi Catherine

Further comments on the above application, following the receipt of revised plans. The application has been further amended to show the front entrance retained in its existing position. A window to the façade is reduced in size, but this work is not considered contentious.

As amended therefore the proposal is considered to preserve the setting of the Hassocks Conservation Area, meeting 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
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
- New window to the front elevation to match existing adjacent fenestration in material, colour and glazing pattern and in dimensions and profile of framing.

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>



From: Emily Wade

Sent: 28 November 2025 11:04

To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

Subject: RE: DM/25/2482 15 Silverdale, Hassocks

Hi Catherine

Further comments on the above application following the receipt of revised plans. The application has been revised to amend the footprint and design of the proposed front porch. As now shown, the porch re-uses the existing door and surround. However, as previously discussed, the principle of an addition in this position is considered contentious. Also, although the existing door is re-used, its revised position facing forward towards the street does not reflect the existing original orientation and does not therefore respect the consistency or rhythm of the house facades along this part of Silverdale, as discussed below.

In summary therefore the revised proposal does not address the concerns previously raised, so that if the application is considered to result in harm, through impact on setting, to the character and appearance of the Hassocks Conservation Area. This is contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, I would consider the harm to be less than substantial, 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>



From: Emily Wade

Sent: 03 November 2025 16:14

To: Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>

Subject: DM/25/2482 15 Silverdale, Hassocks

Hi Catherine

Comments on the above planning application.

15 Silverdale is an unlisted semi-detached house located within the immediate setting of the Hassocks Conservation Area, close to its north-eastern boundary. The property is one of a number within the Silverdale development, which appears to date from the late 20th century, and consists of detached and semi-detached houses of a consistent loosely neo-Georgian scale, including features such as Georgian style casement windows, and columned and pedimented entrance porches. The property in question is particularly prominent, being located in a corner position facing onto the junction with The Crescent, which is within the Conservation Area.

The current proposal is for alterations and extensions including a single storey front porch extension, a single storey rear extension, alterations to windows and sunpipes.

The proposed front porch extension would sit in the angle of the front range of the house and an existing two storey set back side range which appears to be an extension or garage conversion. In my opinion, this aspect of the proposal is contentious in terms of its impact on the street scene of this part of Silverdale, in terms of the additional bulk to the front of the house and of the loss of the existing, apparently original entrance, which as can be seen in the image below is a consistent feature of the houses to this part of the road, adding rhythm to the facades of the houses as they step up the street.



The proposed rear extension replaces an existing lean-to utility addition with a gable roofed single storey extension on an enlarged footprint. Although the proposed extension will have some impact on views from the adjacent road, it will be partially screened by the adjacent planting, and remains appropriately subordinate to the building. In my opinion, this aspect of the proposal is therefore not contentious, subject to detail.

The proposed alterations to the windows, and the new sunpipes to the rear roof slope are also not considered contentious subject to detail.

In summary, although aspects of the proposal are considered acceptable, the proposed front porch should be omitted from the scheme to ensure that the street scene of Silverdale and the contribution which it makes to the setting of the Conservation Area is preserved, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

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>

The
Electoral
Commission

You now need
photo ID to
vote at a
polling station

No ID? You can apply for free voter ID

Find out more at

electoralcommission.org.uk/voterID

or call 0800 328 0280