

Catherine Cardin

From: Emily Wade
Sent: 14 September 2026 09:38
To: Catherine Cardin
Subject: DM/26/1846 70 Lewes Road, HH

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Hi Catherine

Comments on the above planning application.

The application site is a semi-detached house located to the southern side of Lewes Road within the Lewes Road Conservation Area. The house pair, which date from the second half of the 20th century, are in a loosely vernacular style, with brick elevations, concrete tiled roofs, and casement windows. They are not of any particular architectural merit, and make a neutral contribution to the character and appearance of the Conservation Area, although the extensive gardens within which they are set do contribute positively to its spacious and verdant nature. Both houses appear to have been altered and extended; from historic map regression it would appear that they were not designed as a handed pair, although there is some consistency across the front elevations in terms of materials and fenestration. No. 70 has a detached garage set to the western side of the house.

The current proposal is for alterations and extensions including an infill porch addition to the front elevation, first floor extension to the side of this house, part two-part one storey extensions to the rear, and replacement windows, including alterations to window opening sizes and positions. The proposal also includes replacement of the garage building.

This application follows on from a previous, similar proposal which was refused on grounds of the use of inappropriate materials (a rendered finish and uPVC windows were proposed) and harm to the character and appearance of the Lewes Road Conservation Area.

The proposed porch infill extension is a relatively minor alteration to the appearance of the building, which arguably rationalises the front elevation, and is considered acceptable subject to detail. At the rear, substantial part two, part one storey extensions are proposed comprising twin two storey gables flanking a single storey glazed 'garden room' addition. In other circumstances, the scale and bulk of these rear additions would be likely to be regarded as contentious, and contrary to the requirements of the Council's adopted Design Guide. However, in this instance the disjointed appearance of the existing rear elevation, and the rather overbearing bulk of the existing rear wing to the attached neighbour are such that it is not considered that an objection on design or Conservation Area grounds to the principle of the current proposal would be reasonable. The proposed facing material has been amended following on from the previously refused scheme, to show brickwork to match existing, which is considered acceptable. The window material is not specified other than to be to match the existing aesthetic, but it is considered that this detail can be reserved by condition. This aspect of the proposal is therefore considered to be acceptable.

The proposed replacement garage is similar in scale and form to the existing, and is to be constructed of brick with a tiled roof to match the house. This is not considered contentious.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area, which meets the requirements of paragraphs HE4 - HE6 and HE9 of the NPPF, as well as District Plan Policy DP35.

I would recommend the following conditions:

- Details of roofing and facing materials.
- 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, including garage doors. Your drawings should as appropriate show glazing bar detail and depth of reveal.
 - typical eaves detail.
- Brickwork to match existing work in colour, texture and bonding pattern and colour, texture and style of pointing.
- New rainwater goods and other external pipework 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>

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