

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 29 July 2026 13:03:13 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/26/1418 1 Preston Cottages, The Green, Slaugham

Hi Anna

Comments on the above planning application.

The application site is one half of a semi-detached pair of late 19th/early 20th century cottages located within the Slaugham Conservation Area. The pair are flanked to either side by Grade II listed buildings, Kent House to the north, and 1 and 3 Bosworth Cottages to the south. These buildings are aligned along the eastern side of the street, with rear gardens backing onto open countryside. 1 Preston Cottages has a substantial side and rear extension which was approved in 2014.

Based on the limited information in front of us, I would think it likely that Kent House and Bosworth Cottages would be considered to possess architectural value based on their design, construction and craftsmanship, historical illustrative value as good examples of village buildings of their type and period, and aesthetic value based in part on the use of vernacular materials viewed against the backdrop of the landscape from which they were drawn. As such, the surviving rural setting of the buildings, including in particular the gardens and wider countryside to the rear (east), will be considered to make a strong positive contribution to their special interests, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values. The garden to the rear of 1 Preston Cottages is part of that setting, with intervisibility with both listed buildings and their own more immediate garden settings.

The current proposal, which was not preceded by pre-application advice, is for the demolition of an existing shed within the rear garden and the construction in its place, but over an enlarged footprint, of an annexe building. The building is shown with a rectangular footprint and pitched roof. It is faced with black vertical timber cladding under a steel sheet roof, and is shown with black uPVC door and window frames.

In my opinion, the proposal as submitted raises a number of concerns:

- Whilst the existing shed is not of any particular interest and its replacement is unlikely to be considered contentious in principle, the scale of the proposed new building is excessive within the context of the rear garden, particularly when viewed cumulatively with the very substantial rear addition to the house which was approved in 2014. The rear garden of the property is one of a run of similar spaces to this side of the lane which provide a verdant transition between the buildings within the Conservation Area and the countryside to the east, and which make a strong positive contribution to the character and appearance of the Area. They also contribute positively to the settings of the adjacent listed buildings. As shown, the annexe building in my opinion represents an

overdevelopment of the space. Any revised proposal should show the scale of the building reduced, I would suggest by approximately 50%.

- Although the design of the building is not in my opinion in itself contentious (putting aside its scale), aspects of the proposed materials require reconsideration. The use of black sheet metal roofing is not appropriate to the context, which is generally of traditional, vernacular materials, and should be revised- clay tile would be more sympathetic. Likewise, the use of uPVC to the windows and doors will not be acceptable and should be revised to painted timber or possibly metal framed units.

As it stands, I would consider the proposal to be harmful to the character and appearance of the Slaugham Conservation Area and, through impact on setting, to the special interests of the above-mentioned listed buildings. This will be contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, I would place the harm caused as less than substantial, at the low-mid range of that scale in both cases.

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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