

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 July 2026 10:46:25 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Stonewick Lodge, Warniglid Lane, Warninglid DM/26/1079

Hi Andrew

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work and a period of leave.

Stonewick Lodge is an unlisted single storey dwelling located in a rural position outside Warninglid. The house, as the name suggests, is the former lodge to Stonewick, an early 20th century country house located just to the south, and accessed by a continuation of the same driveway off Warninglid Lane. Stonewick, now known as Belle Vue, is now a care home. Although both buildings retain some period features typical of their date of construction, and the Lodge in particular retains some character, both have been significantly altered and/or extended, and in my opinion are not in either case of sufficient interest to be regarded as non-designated heritage assets.

Just to the north of the Lodge, between it and Warninglid Lane, is a Grade II listed building, Harveys Farm, which is a timber framed building dating from c.1650. A brief historic map regression exercise shows that from the 19th century the associated farmstead was located to the north east of the house; the farm buildings appear to have been largely demolished with the exception of one immediately adjacent to the house, which would be likely to be regarded as curtilage listed. Harvey's Farm is included in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the post-medieval period.

A public right of way (PROW) runs north-south from Warniglid Lane along the entrance track shared by Harveys Farm, Stonewick Lodge and Stonewick and onwards into the countryside.

Based on the limited information in front of us, Harveys Farm house is likely to be considered to possess architectural interest based on its construction and craftsmanship, historical illustrative as a good example of a mid-17th century Sussex farmhouse, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. The curtilage listed outbuilding is likely to possess similar values as an example of a former farm building of its type and period.

As such, the surviving rural character of the setting of Harvey's Farm will be considered to make a strong positive contribution to the special interests of the listed house and curtilage listed outbuilding, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values.

The application site is directly adjacent to the southern side of the gardens to Harvey's Farm, and is therefore part of the immediate setting of the heritage assets. Although intervisibility between the two is limited by intervening planting, particularly in summer, the site makes a strong contribution to the character of the approach to the farmstead from the south along the adjacent PROW. At present, given the verdant frontage of the site, and the modest scale of the house, which is set in extensive gardens, the site in my opinion contributes positively to the rural setting of the farmstead.

The current proposal, which was not preceded by pre-application advice, is for alterations and extensions to the property comprising part two and part single storey extensions to the northern and southern sides of the building, the two-storey element sitting partly over the existing single storey footprint. The extended building would be refaced with white render and larch cladding, under a metal standing seam roof. The existing windows and doors would be replaced with grey framed units (material not specified), with new fenestration to be the same.

The proposal also includes creation of a new access adjacent to the existing access to the site, which involves removal of a section of hedging, and installation of new gates. The existing access would be blocked with close-boarded fencing.

In my opinion, this proposal raises a number of concerns in terms both of design and of the impact on the setting of Harvey's Farm:

- The increased height and bulk resulting from the various proposed extensions will render the building more visually prominent within the setting of Harvey's Farm. This will potentially have an adverse impact on the currently rural character of that setting, particularly where the design and materials are not sympathetic to the context. These aspects of the proposal therefore require careful consideration.
- Although the introduction of a second storey over part of the building may not be contentious in principle, the form of the current proposal appears potentially overscaled and over prominent, both in terms of the relationship of the first floor extension to the extended single storey element of the house, and in terms of the potential impact on the character of the site when viewed externally from the adjacent PROW. I would recommend that the height and/or form of the addition are reconsidered to reduce its apparent bulk, such as by the creation of a ½ rather than full new storey, with lower ridge and eaves height.
- The proposed materials are not in their entirety sympathetic to the context, in particular use of white render and extensive standing seam metal roofing. These aspects of the proposal require reconsideration and amendment to better reflect the context and the local vernacular.
- This would include the proposal material to the windows and external doors which currently does not appear to be noted beyond the colour. Whilst I am mindful that some of the windows to the house are currently uPVC, I would strongly recommend that an alternative which is more appropriate to the traditional, rural context is specified throughout as part of any amended scheme. As noted above, the materials palette will be significant to the success of the

scheme in responding to the context and in mitigating any harm arising from the increased scale of the building. Painted timber would be the best alternative, but aluminium may be acceptable, subject to detail.

- Further detail should be provided of the solar PV panel array, which is extensive. Given that the roof of the building is to be replaced, in-line panels rather than panels which sit proud of the roof slope should be considered. Typical sections should be provided.
- The proposed works to the access and boundary will result in a loss of mature, established hedgerow which will detract from the currently verdant character of the frontage of the site. The proposed new close-boarded fence will not make the same contribution to the setting of the listed buildings or the approach to them along the adjacent PROW and will in fact detract from that setting due to its suburban character. The works will also reduce the screening of the site from the PROW rendering the extended house even more prominent in views from it. I would therefore recommend that this aspect of the proposal is amended to retain the existing hedging and access point.

In summary, although the principle of extension of the existing house may be acceptable, the scale, form, detailed design and materials of the additions require reconsideration to ensure that the proposal responds appropriately to the context, and preserves the setting of Harveys Farm. The works to the boundary also require amendment. As it stands, I would consider the proposal to be contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, it would result in less than substantial harm, through impact on setting, to the special interest of the listed building and the manner in which this is appreciated. I would place that harm within the lower range of that spectrum. The proposal is also contrary to the requirements of the Council's adopted Design Guide.

The applicant may be best advised to withdraw the current application and seek pre-application advice prior to resubmission of an amended scheme.

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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