

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 March 2026 16:21:40 UTC+00:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: DM/26/0201 22 College Lane, HPP

Hi Peter

Comments on the above planning application.

The application site is one half of a mid-late 19th century handed villa pair located at the western end of a small side road leading off College Lane, within the Hurst Wickham Conservation Area. The property retains a number of period features including shallow hipped slate roofs, a canted bay window to the front elevation, and sash windows. It also retains much of the original and characteristic symmetry with its attached neighbour to the front elevation, although this has been somewhat compromised to the rear, where the historic stepped U plan form of the pair has been adversely affected at ground floor by various additions to both houses. Notwithstanding these additions the pair are attractive and characterful and in my opinion contribute positively to the character and appearance of the Conservation Area.

The current proposal is for the removal of an existing conservatory addition to the side rear of the building, sitting within the U shaped footprint of the villa pair, and construction in its place of a more solidly built single storey extension.

The existing conservatory is a modern uPVC addition with an unusual arched roof construction. It is not of any architectural or historical interest, and in its material and form detracts from the character and appearance of the building. Its removal and replacement are therefore not considered contentious in principle.

The proposed replacement addition is a contemporary-styled flat roofed extension, of a solid brick faced construction with large, glazed doors onto the rear garden. It is on a slightly enlarged footprint, but retains a nominal set back from the rear elevation of the building.

In other circumstances, a largely solid addition in this position might be considered to detract from the character of the villa pair, in disrupting the original U-shaped plan. However, given the presence of the existing, unsympathetic conservatory addition, and the fact that other than potential glimpsed views of the top of the structure from the adjacent public open space the impact on views of the building from outside the site is likely to be limited, in this instance in my opinion an objection to the principle of the proposal would be difficult to sustain. The design of the addition is simple and acceptable in this context; however, the use of grey facing brick will not be acceptable and should be amended to a red/brown mix which better reflects the predominant colouration of the traditional fair-faced brickwork in the Conservation Area. Precise details of the facing and roofing materials should be required by condition, see below.

In addition, the proposal includes enlarging an existing window opening to the rear elevation of the house to allow for a new door. This opening, or at least the window within it, does not appear to be original and as such I would have no objection to this in principle. However, notwithstanding the existing window to the opening, the design and material of the new door should be amended to better reflect the age and style of the original building, of which this elevation is part. This is to ensure that the new and old parts of the building read as such.

In summary, subject to an appropriate amended facing material and an amended door design, the proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the Council's adopted Design Guide.

I would recommend the following conditions:

- Details of facing and roofing materials
- Detailed drawings at an appropriate large scale including sections and annotated to show materials and finishes of the new windows/external doors, including the rooflight. Your drawings should include detail of depth of reveal.
- 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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