

From: John Ainsworth <john.ainsworth@savills.com>
Sent: 12 November 2024 13:02:21 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Guy Dixon" <GDixon@savills.com>
Subject: RE: DM/24/2317 - Congregational Church, Street Lane, Ardingly

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Dear Katherine,

Thank you for your email and your detailed set of comments.

We will prepare a formal response to the individual aspects of your email but consider all aspects can be overcome.

Should it be determined that amendments to the scheme are required as part of our response we would welcome the opportunity to discuss these with you once we are able to do so.

Kind Regards,

John

John Ainsworth MTCP MRTPI
Senior Planner
Planning



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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: Monday, November 11, 2024 5:52 PM
To: John Ainsworth <john.ainsworth@savills.com>
Subject: DM/24/2317 - Congregational Church, Street Lane, Ardingly

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Dear John,

Having conducted a site visit to the property and considered the proposal I do have concerns regarding the proposal.

The redline had been amended previous following concerns raised the residents of The Manse to the rear, however, this amendment has not addressed the similar concerns of raised by Street Lane House. Having visited this neighbour it is clear that the boundary of the neighbour extends up to and in line with the buttresses of the church and includes the boundary wall to the side and front of the buildings. It is unclear at present if the redline along this boundary is correct as the buttresses and boundary wall are not included on the plan, can this be included to clarify this matter.

Concerns have been raised by the Council's Conservation Officer regarding justification of the residential conversion of the building in terms of the optimum viable use to ensure the long term upkeep of the building, and that it has not been demonstrated that a business or commercial use at this site was no longer viable. I would therefore recommended that detailed justification is provided. There are also concerns regard the use of proposed composite fenestration and this should be reconsidered.

The proposed layout of the proposal has the Master bedroom served by a side window facing onto the blank side elevation of The Manse with the narrow access of this neighbour in between. Due to the existing relationship between the buildings it is considered that the side position of the window would provide insufficient outlook and light to this habitable room along with the perception of being overlooked by the pedestrian movements along this side access as part of the residential use of the adjacent property. There would also be a perception of being overlooked by the residents of The Manse when using their side access.

The existing side windows of the chapel face onto the garden Street Lane House and are currently obscurely glazed, however this is not shown on the proposed plans. Due to the unobstructed views between the windows and the amenity area along with the nature of the proposed change of use this would cause harm to the amenities of this neighbour and needs to be addressed.

I hope that the above clarifies the current planning position.

Kind Regards

Katherine Williams BSc (Hons) MSc
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