

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 October 2025 16:42:52 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: Renovo House, Whiteman's Green DM/25/2156

Hi Rachel

Comments on the above planning application.

Renovo House is an unlisted mid 20th century house located in a backland position to the south of Whiteman's Green, within the Conservation Area. The building, which is of a single storey, is an unusual modernist design and appears to turn its back on the entrance driveway. The house itself makes at best a neutral contribution to the character and appearance of the Conservation Area, although the extensive gardens within which it is set contribute positively to the verdant, edge of village character of this part of the Area, which backs onto the open space of the recreation ground with fields beyond.

There is a listed building a short distance to the north, fronting onto Whiteman's Green (1 and 2 Lamb's Cottages, a 16th century former inn). However, due to intervening screening by a high brick wall and planting the current proposal is not considered to materially affect its setting.

The current proposal is for the construction of a detached garage building to the front (north) of the house, adjacent to the driveway within the front garden area. The garage is shown as being of a contemporary design with a pitched, apparently metal clad roof, timber clad elevations and a pair of roller shutter doors. Two large rooflights are shown to the east facing roof slope.

In many circumstances, construction of a garage within a front garden area within a Conservation Area will be considered contentious. However, in this case due to the back land position of the property, and the screening around the garden area, the new building would not be prominent in views from outside the site, which are likely to be limited to glimpsed views from the upper windows of surrounding properties. Therefore, although the loss of garden area is somewhat regrettable, it is not considered that an objection in principle could be sustained to a garage building in this location.

Likewise, the contemporary design and inclusion of relatively 'urban' features such as roller shutter doors might otherwise be considered inappropriate for a Conservation Area context, but given the age and architectural style of Renovo House, these aspects of the proposal are not in this instance considered contentious.

However, whilst I would not have any objection to the use of timber cladding to the walls of the building, I have some concerns regarding the use of metal cladding to the roof and the size of the proposed rooflights, both of which may result in the undue visual

prominence of this part of the building in the available glimpsed views from outside the site, in which this is likely to be the most visible part of the building. I would suggest that further information on the nature of the roofing material is required at this stage, rather than by condition, to establish whether this requires amendment, and that the size of the rooflights is reduced.

I also note that whilst the ground floor plan appears to suggest that the building would have an upper storey, we do not appear to have a first floor plan?

In summary although the proposal is considered acceptable in principle, further information and some amendments are necessary to ensure that the character and appearance of the Conservation Area is preserved.

I also noted on site that there appeared to be trees to the western boundary of the site in relatively close proximity to the proposed new building. It will be for the Tree Officer to comment in this respect, if appropriate, but I would note that any loss of or damage to trees is likely to be considered to adversely affect the character and appearance of the Conservation Area.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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