

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 29 June 2026 16:21:39 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: RE: DM/26/0735 1 Francis Road Lindfield

Hi Stefan

Sorry, I should add that the replacement timber fence and gate to the side elevation are also acceptable.

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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From: Emily Wade
Sent: 29 June 2026 16:20
To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/26/0735 1 Francis Road Lindfield

Hi Stefan

Comments on the above planning application.

1 Francis Road is an unlisted end of terrace 19th century cottage located within the Lindfield Conservation Area. Planning permission was recently granted for a part side extension with a lean to roof and velux window, partial demolition of the existing rear extension and change of fenestration, new conservation style velux windows to front and rear roof slopes, and new windows to the side first floor. The current application is similar to this approval, but includes replacement of the remaining windows to the house, an air source heat pump to be located adjacent to the side elevation of the remodelled rear extension, and a shed within the rear garden.

The proposed extension to the side, alterations to the rear addition, velux windows and changes to the side elevation fenestration are similar to the approved scheme and are not considered contentious. The proposed replacement windows to the remainder of the house comprise new timber sashes in place of existing non-original casements. This is considered an enhancement of the character and appearance of the house and the wider Conservation Area, and is welcomed.

The proposed ASHP will be sited adjacent to the side of the rear addition- as such it should be well screened in views from outside the site by the existing boundary treatment. This aspect of the proposal is also not considered contentious. The shed is not considered contentious in principle, but I cannot see any elevations or details of materials?

In summary, subject to details of the shed, which could be requested by a condition, which could be worded 'prior to commencement of works to this part of the development' to avoid a more general delay, the proposal is considered to preserve the character and appearance of the house and of the Lindfield Conservation Area. This meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

Thanks,

Emily

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