

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 12 February 2026 15:40:59 UTC+00:00  
**To:** "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>  
**Subject:** DM/25/2984 Tanyard Manor

Hi Stefan

Further comments on the above planning application.

I note that the works to the curtilage listed outbuildings which were previously part of the scheme have been withdrawn, and thus the proposal no longer requires listed building consent. In addition, the works to the pool area have been amended in their detail, and sectional drawings provided.

The works to the pool area as revised include enlargement and reconfiguration of the pool itself, repaving of the area around it with Indian sandstone with planting beds to the outer edges of the terrace, and relocation of the ASHP and pump behind screening to the northern side of the terrace. The sectional drawings provided also confirm that the existing retaining walls around the terrace will not be altered.

Whilst I do have some concerns, as raised during our site meeting, about the size of the extended area of hard landscaping around the pool and the associated loss of lawn area, the inclusion of planting beds to the terrace perimeter will have a softening effect. On balance, this aspect of the proposal is now considered acceptable, subject to detail.

The application also includes the proposed resurfacing of the existing tarmacked area of the driveway with a gravel finish. This is not considered contentious, subject to detail, and has the potential to enhance the setting of the listed building.

On balance, therefore, the proposal is considered to preserve the setting and special interest of Tanyard Manor, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of the proposed surfacing materials for the pool terrace and driveway to include manufacturer/supplier, range and colourway.
- Details of the lining material to the pool- manufacturer, range and colourway
- Detailed soft landscaping scheme for the pool terrace
- Detailed elevational drawings, annotated to show materials and finishes, of the ASHP/pump enclosure.

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.

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Submit your planning application online.  
<http://www.planningportal.gov.uk>  
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