

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 06 March 2026 16:41:45 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: Renovo House, Whiteman's Green DM/25/2156

Hi Rachel

Further comments on the above planning application.

The application has been amended in respect of the design of the new garage, and to include a new pool house to the rear garden.

Firstly, just as a point of accuracy, I note that there are plans saved against the file which are labelled Existing Plan, Roof Plan and Elevations of Pool House, but in fact these refer to the existing dwelling. This may need to be corrected as it is somewhat misleading. The pool house is a new structure, not a replacement of the existing building.

The proposed garage building has been amended to show the rooflights reduced in size, and a first floor plan is now provided. This aspect of the proposal is now considered acceptable in terms of the design of the building, but the proposed roofing material remains of concern- as far as I can see, the further detail required in this respect has not been provided?

The proposed pool house is, in the context of the extensive gardens of the property, a relatively modest structure. It is a flat roofed building in a contemporary style, which is considered acceptable in the context of the existing house. Subject to detail which could be reserved by condition, including of the proposed facing and roofing materials, this aspect of the proposal is not considered contentious.

In summary the proposal is considered acceptable in terms of its impact on the character and appearance of the Conservation Area, subject to further detail which is required at this stage of the roofing material to the garage.

I would also request a number of conditions should be imposed on any approval which is forthcoming, if the garage roofing material is considered acceptable in principle:

- Details of facing and roofing materials
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - - typical examples of windows/glazing and external doors, including garage doors
 - - typical example of the rooflights to the garage to show relationship with surrounding roofslope
 - - typical eaves details
 - Rainwater goods and other external pipework to be of painted metal

- Details of hard landscaping material to the pool/pool house 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>

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 October 2025 16:43
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

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