

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 January 2025 15:25:28 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: Ingleton, Bonfire Lane, HK DM/25/0057

Hi Stefan

Comments on the above planning application.

The application site is an unlisted detached house, dating from the mid 20th century and located within the southern part of the Horsted Keynes Conservation Area, to the north west of Bonfire Lane and backing onto the recreation ground. The house is generally well screened by surrounding planting and by adjoining buildings; where visible from Bonfire Lane it appears to be brick built in a loosely vernacular style typical of the period. I would consider it to make a neutral contribution to the character and appearance of the Conservation Area.

The current proposal relates to the west facing rear corner of the house, and is for the demolition of an existing conservatory extension and its replacement with a single storey extension of solid brickwork construction. The roof to the new addition, which resembles a modified crown roof, the upper part of which is at a low angle, would be an extension of the existing roof form to the existing single storey extension adjacent to the south. Fenestration and doors are shown to match the existing elsewhere to the house.

The part of the house in question is well screened from public views from the adjacent recreation ground by tall and thick planting to the boundary. The existing conservatory is not of any particular merit, and is not currently visible in public views of the house. Its replacement is not considered contentious in principle. The proposed replacement extension sits on the footprint of the existing and is no higher, and is therefore likewise unlikely to be visible in public views from outside the site. Although the roof form of the addition is not particularly sympathetic to the more traditional roof forms which characterise the majority of buildings within the Conservation Area, given its modest scale, that it replicates the form of the adjacent existing extension, and its lack of visual prominence, this aspect of the proposal is not considered contentious. Similarly, although the proposed uPVC windows and doors are not sympathetic to the character of the wider Conservation Area, and would in other circumstances be unlikely to be considered acceptable, given the presence of uPVC throughout the existing house, and the lack of public visibility of the extension, it is not considered that an objection could be sustained on these grounds.

On balance therefore the proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Roofing material to match existing adjacent work.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
- New windows (including rooflight) and external doors to match existing adjacent examples in profile, materials and colour.

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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