

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 16 December 2025 16:18:07 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/2840 Chilcotts, Whitemans Green

Hi Anna

Comments on the above planning application.

Chilcotts is an unlisted detached house located in a relatively prominent position adjacent to the road junction at the heart of the Whiteman's Green Conservation Area. The house, which appears to date from the first half of the 20th century, is of an undistinguished appearance, with a single rough cast gable projecting towards the road frontage, and a two storey, flat-roofed set back side wing. The windows appear to have been unsympathetically replaced, and an unattractive garage building is set forward of the house within the front garden area. The house makes at best a neutral contribution to the character and appearance of the Conservation Area, but the gardens in which it is sat contribute positively to its verdant and semi-rural character. The front garden in particular, and the wide grass verge between this and the road edge, have a softening effect on the adjacent busy road junction, although this effect is somewhat diluted by the unfortunate presence of the garage. Views to either side of the house, looking towards the trees to the rear, also contribute positively in this respect.

A public right of way (PROW) runs along the southern side of the site.

The current proposal, which follows on from pre-application advice, is for alterations and extensions to the house comprising a two storey side and rear extension, wrapping around the rear south eastern corner of the house and with a single storey projecting bay to the rear of the side elevation, addition of a porch canopy to the front elevation, refacing of the house with white render, alterations to window openings and replacement windows throughout, refurbishment of the garage, and enlargement of the access from Whiteman's Green, with new gates.

Firstly, I would note that we do not have complete existing or proposed front elevations as the submitted drawings include the garage which partly blocks the view of the frontage to the house itself. Complete elevations should be submitted.

The existing house is, as noted above, not of any particular architectural merit. Although in many circumstances a two storey wrap-around addition would be considered contentious in terms of a potentially overbearing relationship with the existing building and in light of the requirements of the Council's adopted Design Guide, in this case I think there is an argument that the form of the addition, in removing the awkward flat roofed side element and replacing it with a second gable, results in a better-composed elevation facing onto Whiteman's Green. This is however at the expense of the loss of some garden area, and of some adverse impact on the attractive views between

Chilcotts and its neighbour to the south (Greenview) of the trees to the rear of the site. As stated at pre-application stage I would therefore expect to see some further mitigatory works to ensure that the overall impact, on balance, on the character and appearance of the Conservation Area is neutral or positive:

- The existing garage to the front garden area is unattractive and unduly prominent and I would recommend it is removed, to mitigate for the increased bulk of the house.

The re-instatement of a chimney of at roof level is noted and enhances the roofline interest of the building.

At pre-application stage it was noted that care should be taken with choice of materials and the detailing of features such as windows and doors to ensure that these enhance the period character of the building, which has become diluted. However, instead of the timber windows and doors suggested the current application proposes uPVC, which is not an appropriate material for a Conservation Area context, and will not be acceptable. This aspect of the scheme should be revised. Likewise, rainwater goods and other external pipework should be of painted metal and not uPVC.

The proposal also includes widening of the access to the front of the house and introduction of gates, with replacement fencing to either side. Whilst concerns regarding this aspect of the proposal were raised at pre-application, it has been revised to reduce the extent of the widening of the entrance and the height of the fencing and gates. On balance, this aspect of the proposal is now considered acceptable.

In summary although the principle of the extension of the house may be acceptable, aspects of the proposal require reconsideration including the retention of the inappropriately placed garage and the use of uPVC, in order to ensure that the balance of the impact of the works is positive in terms of the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

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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