

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 April 2025 12:34:54 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: DM/25/0326 5 Park Road, Burgess Hill

Hi Peter

Comments on the above planning application.

The application site, 5 Park Road, is one half of a handed pair of semi-detached houses located to the south side of Park Road within the St Johns Road Conservation Area. Although the Council does not have an adopted character appraisal for this Area, the Council's document '*Conservation Areas in Mid Sussex*' contains a brief high level analysis of the key features contributing to its character and appearance. These include:

- *the well spaced reasonably large town houses along Park Road and Crescent Road;*

...

- *the variety of substantial residential properties dating from most of the periods of the town's development from the latter half of the 19th century to the present day...*

The houses at 5-7 Park Road date from the late 19th or early 20th century and are an imposing, symmetrically designed pair in a broadly Queen Anne revival style, with some Arts and Crafts inspired elements. The house pair retain period features including projecting bay windows over two and a half storeys, tile hung to the upper floors, recessed porches with flanking brick pilasters and terracotta 'sunflower' tiled panels, gabled dormer windows, prominent brick chimneys and casement windows with stained glass or multi-pane glazing to the upper part. While the front elevation of the building facing over Park Road is the more visually prominent, the rear also has character, retaining for the most part the symmetry of the pair and features such as sash windows.

The current proposal is for a single storey rear extension.

There is relevant planning history at the adjacent property (7 Park Road), where planning permission has recently been granted for a single storey rear extension. This application was subject to significant amendment during its course following on from initially adverse Officer comments, in order to ensure that the character of the rear elevation of the building, including the surviving symmetry of the house pair, is preserved. In particular, the character of the approved addition follows the existing rear lean-to outshots, which appear to be original or reflecting the original appearance of this part of the building, and consist of a solid lean-to to the outer edge of the elevation, and a glazed lean-to at the centre -the footprint of the solid element was replicated, and the glazed element extended forward to meet this. This arrangement of part solid, part glazed lean-tos at rear ground floor is also shown in a handed form at no. 5 Park Road.

The current proposal at no. 5 removes both of the existing lean-to elements, and replaces them with a single flat roofed addition on an enlarged footprint.

In my opinion, the current proposal raises a number of concerns in terms of its impact on the character and appearance of the house pair and of the wider St John's Conservation Area:

- The existing lean-to outbuilding and conservatory to the rear of the building appear on early maps depicting the properties and although particularly in the case of the

conservatory it is not clear whether this is the original construction or a replacement, they are mirrored by similar elements to no. 5, and make a neutral or modest positive contribution to the character of the house. As above, the recent permission at no. 7 was amended on officer advice to ensure that this character was preserved. I would expect any proposal at no. 5 to do the same.

- Viewed in isolation of the loss of the existing lean-tos, the currently proposed rear extension would not be considered sympathetic to the host building in its footprint, form or detailed design.
- The proposal would for these reasons detract from the character and appearance of the house, and the villa pair of which it is part, and the contribution which they make to the wider Conservation Area. In particular, the proposal removes original features of the rear elevation, detracts from the characteristic symmetry of the villa pair, and is unsympathetic in its form and detailed design to the host building.

For these reasons I would consider that as submitted the proposal results in harm to the character and appearance of the St John's Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF it results in less than substantial harm to the significance of the asset, such that the balancing exercise set out in paragraph 215 will apply.

The principle of a rear addition is not however considered contentious. An amended proposal, retaining the form and footprint of the existing solid lean-to (including the roof form) and introducing a glazed infill lean-to addition adjacent to this, in a similar format to the approval at no. 7, might be more favourably viewed. The detailed design and materials should also be amended to relate better to the host building. For reference, the approved plans at no. 7 can be viewed online via our website by searching for the planning reference DM/24/2278.

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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