

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 June 2025 10:21:26 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "Steve Ashdown" <Steve.Ashdown@midsussex.gov.uk>
Subject: 8 Newstone Cottages DM/25/1248 and 1249

Hi Caroline

Please find below comments on the above planning and listed building consent applications.

8 Newstone Cottages is one half of a pair of semi-detached Grade II listed cottages, forming part of a planned development of 5 similar pairs located to the north side of East Street, within the Turners Hill Conservation Area. The cottage pairs, which date from 1919, were modestly scaled and designed in an Arts and Crafts style with faux timbered first floor elevations above sneaked rubble masonry at ground floor, and hipped Horsham stone slab roofs. The development has a formal, symmetrical composition with cottage pairs set in a wide, shallow U around a central front garden area. Nos. 7 and 8 are the mirror image of nos. 3 and 4 to the west. The symmetry and the consistency of the group of buildings are important contributors to their special interest, which is based in part on group as well as individual value. The modest scale of the individual cottages is a further important characteristic.

The current proposal, which follows on from the withdrawal of two previous applications for additions to the side and rear of the building following adverse officer comments, is for a detached garage building to the side of the house, and to the rear corner behind this, and attached to an existing rear conservatory addition, a single storey rear/side addition. The current proposal is very similar to the most recent withdrawn scheme (DM/25/0510) with the principal exceptions of minor amendments to the rear elevation of the addition and an adjustment to the roof form of the garage.

The proposed garage is not considered contentious in principle - similar proposals to other properties within the group have been recently granted consent. A previous issue with a lack of symmetry to the façade and roof form of the building has been addressed. This aspect of the proposal is now considered acceptable

During discussions around the original, withdrawn scheme for a side extension to the house itself (which was considered contentious in principle) (DM/24/2911) we considered the possibility of a modest side addition to the existing rear conservatory, to allow for the provision of bathroom facilities at ground floor level. However the current proposal, as for the most recently withdrawn scheme sits, in combination with the existing conservatory addition, across the full width of the plot. The combined footprint of the two would result in an inappropriate relationship of scale and bulk between the original, modest, cottage and the additions to it. These extensions would also be inappropriately visually prominent in particular in views from the rear. The amendments to the rear elevation of the extension under the current proposal, to introduce rendered panels (render is not found in this form elsewhere on the house) and to introduce a set of French windows do not overcome the objections previously raised to an addition of this bulk and form, and the flat roofed form, which is not considered appropriate to the context, is retained.

The proposal also raises concerns in terms of the group value of 1-10 Newstone Cottages- although there are variety of extensions present to the rear of some of the buildings, care has been taken to ensure that these remain appropriately subordinate to the original buildings. None sit at the full width of the plot, and the majority are light-weight, glazed additions. In this context, the current proposal is out of place, and would detract from the consistency of the group as a whole, which is an important contributor to their special interest.

In my opinion, the current proposal at no. 8 unfortunately therefore raises a number of concerns in terms of the impact on the special interest of the listed building and the character and appearance of the Conservation Area:

- The scale of the addition is in my opinion excessive, particularly when viewed in combination with the existing conservatory to which it is attached. The cumulative impact would be such that the additions would appear overbearing in terms of the original, modest footprint of the cottage. In my opinion, the maximum additional footprint which could possibly be supported in terms of a new extension to the side of the conservatory would be approximately half that which is currently shown.
- The form of the addition, of a solid block with a flat roof, is not sympathetic to the original building, which has hipped roofs or to the adjacent conservatory, which is a light weight addition also with a hipped roof. The juxtaposition of the proposed addition to the existing building is awkward and jarring for this reason.
- The detailed design of the addition, including the treatment of the rear elevation, is also not sympathetic to the host building- neither the proposed materials as shown nor the fenestration relate appropriately to the original detailing to the original house.

For these reasons the extension as shown is in my opinion harmful to the special interest of the listed building and the character and appearance of the Conservation Area. This will fail to meet the requirements of District Plan policies DP34 and DP35. The proposal is also contrary to the requirements of the Council's adopted Design Guide, in respect of the Design Principles relating to extensions to existing buildings.

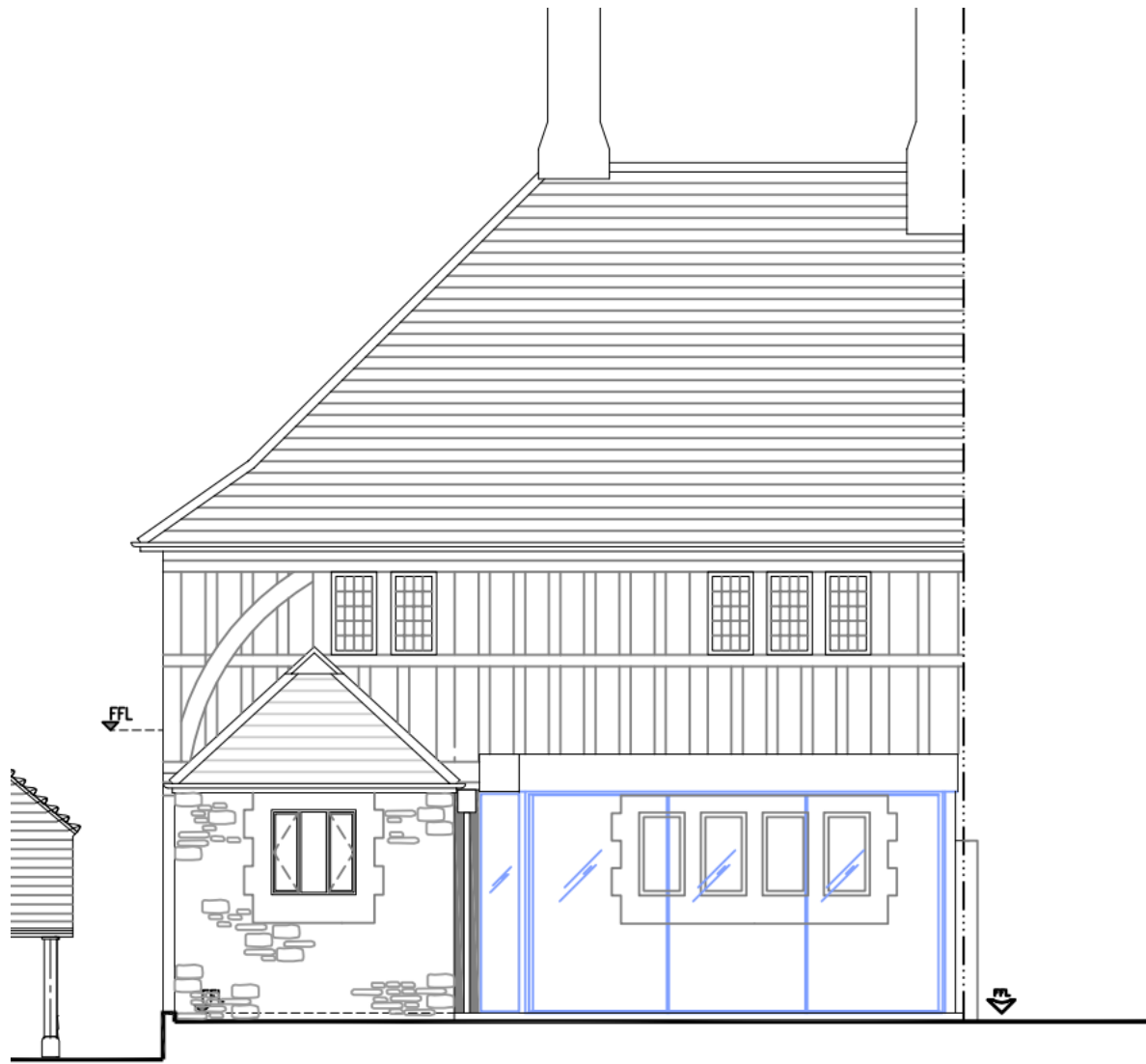
Following recent discussions relating to the context of the site and of the current proposal, I am adding below a brief summary of other recent permissions for rear extensions to the other properties within the Newstone Cottages group. This should demonstrate that the current proposal is inconsistent with these approvals, which in most cases were achieved following discussions with Officers resulting in sometimes significant amendments to the form and design of the proposed extensions.

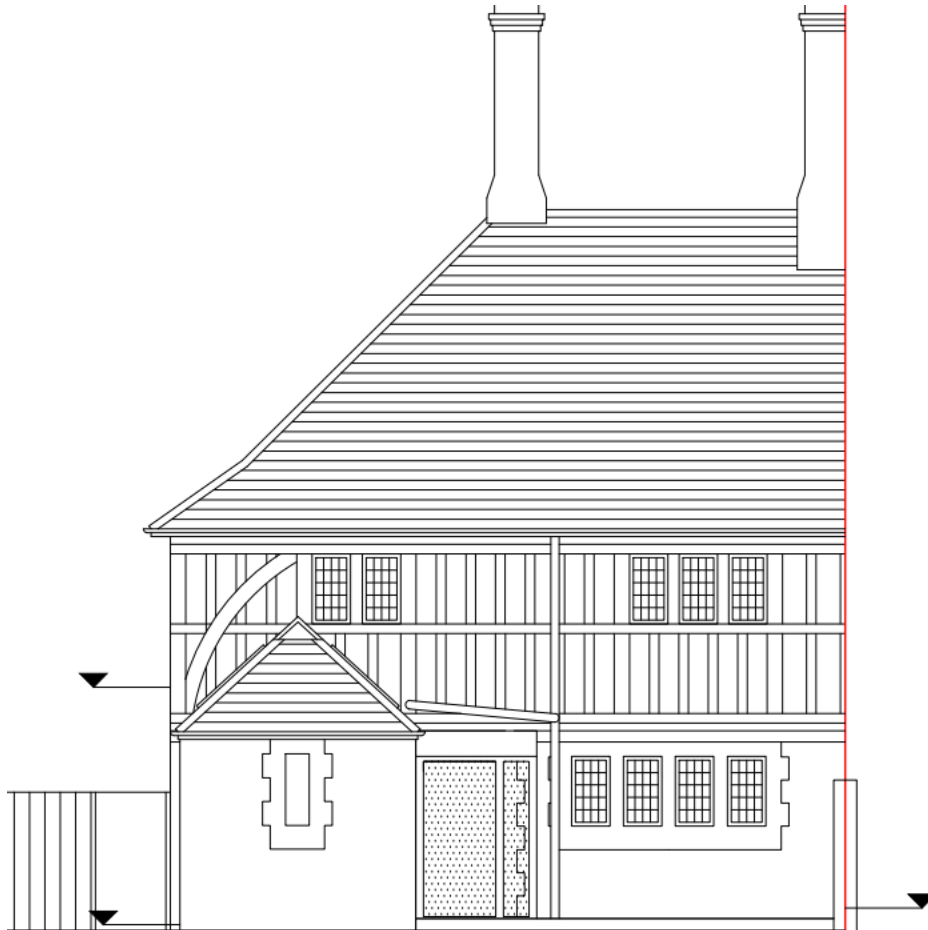
1 Newstone Cottages

Planning permission and listed building consent were granted here in 2015 for a replacement single storey rear conservatory- this is attached to an existing original rear workshop wing which the outer pairs of cottages (1&2, 9&10) benefit from. It was lightweight, and left a considerable portion of the original rear elevation of the house exposed.

2 Newstone Cottages

As at no. 1, this cottage has the original attached rear workshop wing. Planning permission and listed building consent were granted in 2018 for a rear infill extension sitting across the rear elevation of the building adjacent to the workshop (DM/18/1862). This had the form of a lightweight glazed box, which allowed clear views through to the retained rear elevation of the house. In the event, this was not built out but a further permission for a smaller glazed lobby between the house and the workshop was granted consent. Both applications had involvement from Officers to ensure that the form and detailing were appropriate to the context.





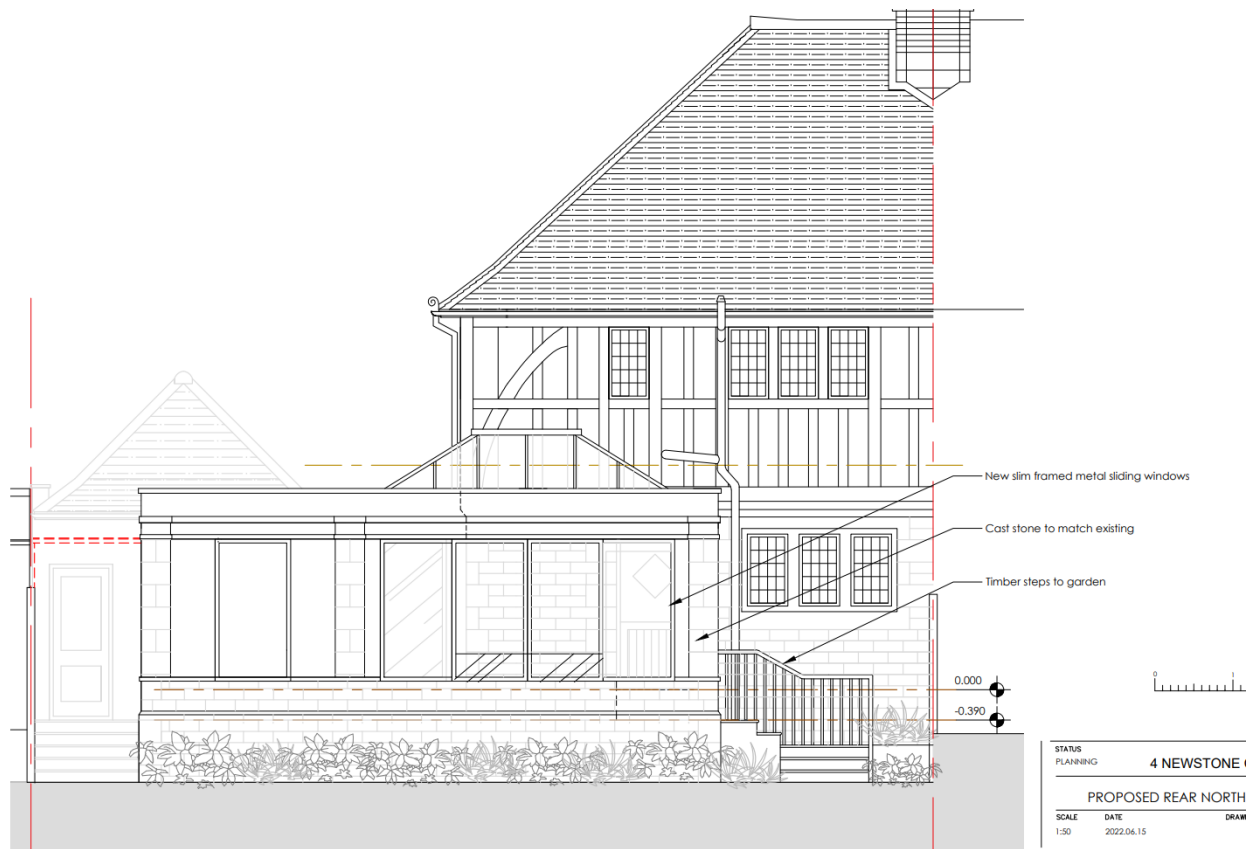
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4 Newstone Cottages

Planning permission and listed building consent were recently granted at no. 4 Newstone Cottages for an offset extension to the rear of the property (DM/22/2540). However this addition was smaller in scale than the proposal as submitted under the current application at no. 8 (when viewed in combination with the existing conservatory extension to this property), did not sit across the full width of the plot (or indeed the rear elevation of the house), was largely glazed across the rear elevation and had a large roof lantern.

This approval was achieved after lengthy discussions at pre-application and application stage to ensure that the addition was appropriately subordinate to the house, and of an appropriate form and lightweight elevational treatment, whilst also meeting the applicant's requirements.

Please see the approved rear elevation below:



9 Newstone Cottages

Planning permission and listed building consent were granted in 2023 for a detached garage and a single storey glazed infill to the side of the existing rear workshop wing. As at no. 2, this permission was for a lightweight glazed extension which allowed views through to the retained rear elevation of the house, and again, the eventual approval followed amendments made on Officer advice. As it turned out, the extension was unfortunately not built according to the approved plans, with issues particularly with the height of the addition, the heaviness of the fascia, and the prominence of the rooflight. These have now been resolved and a further permission granted (DM/25/1049), which returns the appearance of the extension to being very similar to the original approval. This was as a result of a further period of negotiation, during which the extension remained incomplete.



REAR ELEVATION
PROPOSED

It is my opinion, based on the above summary of the recent planning history of the other properties within the group at Newstone Cottages, that an approval at no. 8 would not only be harmful in built heritage terms, but would also be both inconsistent with the Council's previous approach to similar applications, but very difficult to justify were questions to be raised by neighbouring owners.

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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