

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 January 2026 14:46:13 UTC+00:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: 52 Crescent Road, Burgess Hill DM/25/3069

Hi Tracie

Comments on the above planning application.

The application site is a detached early 20th century house located to the southern side of Crescent Road within the St Johns Conservation Area. The property retains some period features, and makes a modest positive contribution to the character and appearance of the Area.

The current proposal is for the conversion and extension of an existing flat roofed garage to the side of the house to create additional residential accommodation. The existing garage is modestly sized and set well back from the façade of the building- the proposal is to extend the footprint both forwards and rearwards, including addition of a pitched roof to the front element. This front part would be retained as a store, accessed externally by replacement garage doors.

The proposed extension to the house is modestly scaled and is considered appropriately subordinate to the existing building. Although the proposed front line of the addition would be set forward of the existing garage, it remains set well back from the house's façade. The rear addition would not be prominent in public views, although it may be visible in glimpsed views from Crescent Close to the west. The revised roof form to the front element of the garage is considered more sympathetic to the context than the existing flat roof, and will result in a modest enhancement of the contribution made to the Conservation Area by the property. The proposal is for side hung timber garage doors to the front of the property, which will also constitute a modest enhancement over the existing situation of a steel up-and-over door. To the rear, uPVC windows and a door are proposed- this material would not normally be supported in a Conservation Area context, but given the rearward position and that the existing windows to the back of the house are uPVC it is not considered that in this instance an objection to its use could be supported.

The proposal is therefore 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:

- Details of roofing and facing materials.
- New brickwork to match existing in colour, texture and bonding pattern and in colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of new external doors, including garage doors, and windows.

- New rainwater goods and other external pipework to be of painted metal.

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>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280