

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 11 February 2025 16:17:31 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: RE: DM/25/0072 Kernow, Deanland Road, Balcombe

Caroline,

Sorry, I forgot to add that elements of the detailed design of the extension also exacerbate the harm caused, in particular what appears to be a crown roof (we do not have a roof plan to confirm this) and the large windows to the front elevation at first floor, which are unsympathetic to the existing pattern of fenestration and add to the undue visual prominence of the addition.

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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From: Emily Wade
Sent: 11 February 2025 16:15
To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/0072 Kernow, Deanland Road, Balcombe

Hi Caroline

Comments on the above planning application.

The application site is an unlisted detached house located within the Balcombe Conservation Area. It is in a relatively prominent position at the junction of Deanland Road and Oldlands. The house appears to have been constructed in the late 1970s as part of a development of three similar properties to this southern end of Deanland Road. The properties are typical of their period, but are otherwise not of any particular architectural merit. They make at best a neutral contribution to the Conservation Area, although the gardens in which they are set contribute positively to the spacious and verdant character of this part of the Area which is noted in the Council's document '*Conservation Areas in Mid Sussex*':

'These roads are, for the most part, characterised by large detached houses of varying ages and styles with spacious gardens, set in attractive tree and hedge lined roads with wide grass verges. Although there has been some recent infill development these areas have retain an attractive character and appearance worthy of Conservation Area status.' The following features, in particular, contribute to the character of the Conservation Area:...

- the large detached houses, set predominantly in spacious gardens, and the extensive grass verges bordering wide roads which contribute to the overall open character of the residential area of Stockcroft Road, Deanland Road and Oldlands Avenue.'*

The current proposal is for the demolition of an existing attached garage to the southern side of the building, and its replacement with a two storey extension over an enlarged footprint.

In my opinion, although the demolition and replacement of the garage would not be considered contentious in principle, the scale of the proposed replacement extension, and in particular the inclusion of an additional storey, results in an overbearing relationship between the extension and the existing house, and also detracts from the characteristic openness of this part of the Conservation Area, and from the established building line along this side of Oldlands Avenue.

The Council's adopted Design Guide, which is a material planning consideration, includes at principle DG49 '*General Principles For Extensions*' which states that '*Extensions should... be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.*' Principle DG50 relates to front and side extensions, and notes that: '*Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.*' The proposed addition at Kernow although to the side of the property, fronts onto Oldlands. It has therefore some of the characteristics of both a front and a side extension. In relation to extensions between a property and the street, DG50 notes that these '*are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.*'

As above, it is my opinion that the proposed extension at Kernow is oversized, in including an additional storey, and thus does not meet the requirements of DG49. In terms of DG50, notwithstanding the existing garage in this position, the additional storey will render the extension significantly more prominent in views from Oldlands, which will in effect disrupt the established building line along this side of the road, which is a fairly consistent line set back behind gardens at around the position of the side elevation of the main part of the house at Kernow. The proposed additional high level bulk to the southern side of the building would detract from this established pattern of development, and from the characteristic spacious nature of the street scene. This would be contrary to the Council's adopted Design Guide, and would also detract from the character and appearance of this part of the Conservation Area, contrary to District Plan Policy DP35.

A revised scheme for a replacement extension over a single storey only may be more favourably viewed, subject to detail.

As it stands, the proposal is contrary to both District Plan Policy DP35 and to the adopted Design Guide. In terms of the NPPF, it results in less than substantial harm to the Balcombe Conservation Area, such that paragraph 215 will apply.

Thanks,

Emily

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