

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 11 February 2025 15:29:17 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/0076 Flagstones, Stockcroft Rd, Balcombe

Hi Caroline

Comments on the above planning application.

The application site is an unlisted, detached house located within the Balcombe Conservation Area. The house, which is in a loosely vernacular style with brick and hung tile elevations, and a tiled roof with gablets and a side catslide, appears to date from c.2000 replacing an earlier mid 20th century property. It is sympathetic to the prevailing style of properties along Stockcroft Road, and with its generous front and rear gardens sits comfortably within the street scene. The gardens in particular contribute positively to the spacious and verdant character of this part of the Conservation Area.

The current proposal is for alterations to the house comprising a large box dormer extension to the rear roofslope, addition of three rooflights to the front and side roofslopes, and a new entrance door to the side elevation.

The Council's adopted Design Guide includes consideration at Design Principle DG52 of Loft Conversions and Roof Extensions. This notes that *'Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.'* The accompanying figures 9G and 9H demonstrates how oversized or inappropriately designed dormers can be harmful to the appearance of a building. Chapter 6 (6.3.5 – 6.8) contains further guidance and notes that dormer windows should be visually subordinate to the roof slope, and that excessively wide dormers will often look out of proportion with the roof.

In my opinion, the large box dormer window which is proposed to the rear of Flagstones is excessive in its scale and of an inappropriate design. It will appear overprominent in views of the house from the rear garden and from the gardens to adjacent properties, and is unsympathetic in its proportions and detailed design to the existing fenestration to the house. This will detract from the appearance of the house and of the wider Conservation Area. Although a dormer may be acceptable in principle to this rear roofslope, any revised design should be of a very significantly reduced scale and of a more appropriate form, reflecting the vertical emphasis and detailed design of the existing fenestration to the house, and with a more sympathetic roof form, such as a hipped roof with a gablet reflecting the roof form of the adjacent rear wing.

The proposed rooflights are not considered contentious subject to detail (they should be flush fitting, metal framed, conservation style units), nor is the proposed new side entrance door.

As it stands, the proposal because of the inclusion of the rear dormer is considered to detract from the character and appearance of the house and of the wider Conservation Area. This will be contrary to the requirements of District Plan Policy DP35, and also of the Council's adopted

Design Guide, which is a material planning consideration. In terms of the NPPF it results in less than substantial harm to the Conservation Area, such that paragraph 215 will apply.

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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