

From: Jessica Szollosi <Jessica.Szollosi@midsussex.gov.uk>
Sent: 21 September 2026 15:35:38 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: FW: 51 Lewes Road, HH DM/26/1391

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Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 September 2026 15:33
To: Jessica Szollosi <Jessica.Szollosi@midsussex.gov.uk>
Subject: RE: 51 Lewes Road, HH DM/26/1391

Hi Jess

Further comments on the above planning application following the receipt of revised plans.

The revisions show the number of dormers to the rear of the house reduced to two, and these reduced in width. This addresses the concerns previously raised in this respect. In addition, the proposed anthracite grey replacement windows haven been substituted with white aluminium windows. Again, this addresses the concerns raised.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area, meeting the requirements of the relevant paragraphs of the NPPF, including HE9, as well as District Plan Policy DP35.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:
 - - typical examples of new windows and external doors; and
 - - typical eaves detail (dormers and rear extension).

- Rainwater goods and other external pipework to be of painted metal.
- Rooflights to be flush fitting, metal framed, conservation style rooflights.

Thanks,

Emily

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Submit your planning application online.

<http://www.planningportal.gov.uk>

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From: Emily Wade

Sent: 26 August 2026 16:15

To: Jessica Szollosi <Jessica.Szollosi@midsussex.gov.uk>

Subject: 51 Lewes Road, HH DM/26/1391

Hi Jess

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work and a period of leave.

51 Lewes Road is an unlisted detached house located to the northern side of Lewes Road, within the Lewes Road Conservation Area. The house dates from the second half of the 20th century, and is in a loosely vernacular style, with a hipped tiled roof with prominent chimney stacks, over elevations which are part brick, part render and part hung tile. The property has 'Georgian' style upvc casement windows. The house is not of any particular architectural or historical interest, but is consistent in its style and

materials with other properties to this part of Lewes Road, and broadly respectful of the semi-rural, edge of town context.

The current proposal is for alterations and extensions including a hip to gable roof extension to the western side, three new rooflights to the front roof slope, a single storey rear extension, addition of three dormers to the rear, and replacement windows, with some alterations to window openings. To consider these works in turn:

- The proposed side roof extension will result in an increase in bulk at roof level and will to an extent unbalance the massing of the building; however, the composition of the façade is not currently strictly symmetrical, and one would not necessarily expect this in a vernacular-style house. On balance, this aspect of the proposal is considered acceptable.
- The new rooflights are not considered contentious subject to detail.
- The proposed single storey rear addition, while fairly substantial in scale, remains subservient to the host dwelling and is not considered contentious in principle. I would also not object to the flat roofed form in this context. However, the detailed elevational treatment does not reflect the high quality of contextual design which we would expect to see in the context of a Conservation Area, even in a rearward position, and would benefit from reconsideration.
- While the addition of dormer windows to the rear is not considered contentious in principle, in my opinion the number and scale of the windows currently shown is excessive, and contrary to the requirements of the Council's adopted Design Guide at DG52 and 6.3.5. to 6.3.8. Dormers should be suitably sized and proportioned so that they are subservient to the roof. I would recommend that the number of dormers in this instance is reduced to two, and that these are reduced in size (height and width).
- The existing windows to the property are white uPVC. This is not a material which contributes positively to the character and appearance of the Conservation Area, and as such the proposal to replace the existing units with aluminium framed windows is not considered contentious in principle. However, although the proposal shows the existing Georgian style casements retained to the front elevation of the building, a change in colour to anthracite grey is proposed. Although I appreciate this is currently fashionable, it is not sympathetic to the 'traditional' character of the house or the wider Conservation Area context, and I would suggest that the colour is amended to white as existing. At the rear, a change to the style of the windows is also proposed, with some enlargement of openings at ground floor. Given the rearward position of these windows, I would not consider that an objection to this aspect of the proposal could be sustained.

In summary therefore, although the majority of the proposal is considered acceptable in principle, amendments are required to the design of the rear extension, the number and scale of the rear dormers, and the colour of the replacement windows. This is to ensure that the character and appearance of the Conservation Area is preserved, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

Thanks,

Emily

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