

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 18 May 2026 11:52:07 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: 17 Fairford Close, HH DM/26/0826

Hi Rachel

Comments on the above planning application.

The application site is an unlisted detached house located to the western side of Fairford Close, just outside the boundary of the Heath Conservation Area, within its setting. The house, which dates from the later part of the 20th century, is part of a development of similar properties in a neo-Georgian style, having brick elevations, a hipped tiled roof, sash style windows, and a columned and pedimented front entrance. To the norther side of the building is a single storey flat roofed garage which is set forward of the main façade, with single storey additions extending across the rear of the house. The house and the wider development are not of any particular age or architectural interest, and make at best a neutral contribution to the setting of the Conservation Area.

There is a also a Grade II listed building (Pooks Cottage) a short distance to the west. However, given the intervening development and further screening by planting I would not consider that the current proposal will affect its setting.

The current proposal is for an extension at first floor level above the existing garage to the northern end of the building, plus a further first floor extension above the single storey addition to the rear of the house ats its southern end.

The proposed northern extension, in sitting above the garage, is partly forward of the main façade of the building and in other circumstances might be regarded as unduly bulky and visually prominent. However, I note that other houses within the same development have been extended in a similar manner, such that the forward projecting nature of the addition would not be out of keeping with the wider street scene. Given that this side of the house also faces away from the Conservation Area boundary I would not therefore object on ground of design or impact on the setting of the Area.

From the point of view of the impact on the setting of the Heath Conservation Area, the house backs onto the boundary, so that it would be the extensions to the rear both above the garage and to the southern end of the building which would be more visible. I would not however consider that these additions were harmful in this respect, given the context of the modern nature of the development and its limited contribution to the setting or significance of the Area.

On balance, therefore, the proposal is considered to preserve the setting of the Heath Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.
- Roofing material to match the existing tiles to the roof in colour, texture and profile.
- Eaves detailing to match existing in materials and profile.
- Windows to match the existing adjacent windows in material and colour, and in proportions and profile of the framing.

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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