

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 September 2026 15:18:47 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/26/1716 39 Oathall Road, HH

Hi Catherine

Comments on the above planning application.

The application site is an unlisted detached house located within the Heath Conservation Area. It is a mid 20th century house which has been previously extended. It is not of any particular architectural merit, and which makes a neutral contribution to the character and appearance of the Area.

The current proposal is for alterations to the house including remodelling of the existing conservatory, replacement fenestration including new and altered window openings, and creation of a first-floor level balcony together with a privacy screen to its southern side.

The majority of the proposed works affect the rear or side of the building, and are relatively minor in nature. They are not considered to adversely affect the character or appearance of the Conservation Area. The proposed works to the conservatory will result in some increase in apparent bulk in relation to this addition, but will not result in it becoming over scaled or unduly prominent. The first floor balcony, and in particular the associated privacy screen, will be more visible from outside the site, and in the case of the screen would not be regarded as a positive addition to the building, but on balance given the relatively small scale of this work and its rearward position it is not considered that an objection on grounds of adverse impact on the character and appearance of the Conservation Area could be sustained.

I do however have some concerns regarding the replacement windows. The new and altered window openings are not contentious, but the proposed use of grey uPVC windows throughout is not considered appropriate to the context. Given the existing windows, which are uPVC casements, I would not in this instance object to the use of uPVC, which might otherwise be unacceptable in itself within a Conservation Area. Nor do I consider the change to the style of windows to Georgian style casements to be contentious. I do however consider that the change in colour from white to anthracite grey window frames will be unsympathetic to the prevailing character of the wider Conservation Area, and I would suggest that the windows to the front elevation at least are instead replaced with white window frames.

Subject to the above amendment, the proposal is considered to meet the requirements of paragraphs HE4- HE6 and HE9 of the new NPPF, and of District Plan Policy DP35.

I would recommend the following conditions:

- Details of roofing and facing materials, to include details of materials to the new balcony railing and privacy screen.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern, and colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, including sections, and annotated to show materials and finishes, of typical examples of new windows and external doors. Your drawings should include detail of glazing bars.

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>



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