

Retrospective application for the demolition of an existing detached garage and replacement with new detached two-bay garage.

Wynstay House, Stockcroft Road, Balcombe, West Sussex, RH17 6LH



Planning and Heritage Statement

May 2025

1.0 Introduction

- 1.1 This statement is to support the householder planning application for the demolition of the existing garage at Wynstay House, Stockcroft Road, Balcombe and construction of a new garage.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal and set out how it complies with the relevant national and local planning policies.

2.0 Site and surroundings

- 2.1 The site is located on the eastern side of Stockcroft Road in Balcombe. It is occupied by a detached house on a large site. The surrounding area is residential.
- 2.2 The site is in the Balcombe Conservation Area. There are no listed buildings on the site or nearby and it is not in any archaeological notification area. The site is in flood zone 1 with a low risk of flooding.
- 2.3 Access to the property is off Stockcroft Road. The house has a driveway and until recently had a detached garage, which was in very poor condition and has been demolished.

Figure 1 – Location plan



3.0 Planning history

- 3.1 Planning permission was granted in May 2024 (DM/24/1317) for conversion of the property (subdivided into 7 flats) back into a single private dwelling house.

4.0 Proposal

- 4.1 The proposal is to demolish the existing garage (this has already taken place) and replace it with a new garage in the same location. This will be a two-bay wooden garage measuring 6m x 6m with a ridge height of around 5.5m and a gable-end roof.

Figure 2 – Previous garage in-situ



Figure 3 – Previous garage, demolished August 2024 (dangerous structure)



Figure 4 – Proposed garage (illustration)



5.0 Policy context

- 5.1 The **National Planning Policy Framework** (NPPF, 2024) is a material consideration in any development proposal. The principal thread running through the NPPF is the presumption in favour of sustainable development. Para. 135 requires development to be well-designed, respect local character, optimise the potential of site and provide a good standard of amenity for occupiers and neighbours.
- 5.2 Section 16 sets out the requirements for any proposal affecting a heritage asset. This should include a description of the asset's significance and any potential harm caused as a result of a proposal.
- 5.3 Para. 214 states that proposals which will result in substantial harm to, or loss of, the significance of a designated heritage asset should normally be refused. Para. 215 states that where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.4 The **Mid Sussex Local Plan** (2014) requires good design at Policy DP26 and protects conservation areas at Policy DP35.

- 5.5 The **Mid Sussex Design Guide** (2020) does not have any specific guidance on residential outbuildings but with regard to householder proposals DG49 says that *“Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.”*

6.0 Planning assessment

Principle of development

- 6.1 The garage will replace the previous garage which was in existence on the site for many years. It will be in the same location with similar dimensions. It is therefore acceptable in principle.

Design

- 6.2 The proposal is for a simple timber design, with a gable-end roof like the previous garage. The proposal is appropriate to the garden location and of a similar scale to the previous garage.

Neighbour amenity

- 6.3 The proposed garage will have similar dimensions to the previous one, so there will be no adverse impacts on neighbours in terms of blocking of light or overbearing impact.

7.0 Heritage assessment

Balcombe Conservation Area

- 7.1 The conservation area was designated in 1984. The Council’s ‘Conservation Areas in Mid Sussex’ document says that:

“The following features, in particular, contribute to the character of the Conservation Area:

- the attractive stone walling within the 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 number of hedgerows and fine trees, both deciduous and evergreen, in the area;
- the use of natural and traditional building materials including clay roofing tiles and local stock brick;
- the ornamental barge-boarding on some of the properties in London Road;
- and the attractive views of rolling countryside.

- 7.2 The significance of the conservation area therefore appears to lie in its materials, layout, landscaping and countryside setting.

Impact on significance

- 7.3 The proposal is for a detached garage which will replace the one that was previously on the site, in the same location, with similar dimensions and a sensitive design. It will therefore not cause any harm to the conservation area.

8.0 Conclusion

- 8.1 The proposal comprises sustainable development and should be approved.