

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 11 September 2026 10:37:59 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: 2 Preston Cottages, The Green, Slaugham DM/26/1842

Hi Stefan

Comments on the above variation of condition application.

2 Preston Cottages is one half of a semidetached pair of unlisted late 19th/early 20th century cottages located within the Slaugham Conservation Area. The adjacent buildings to the north and south of the pair are Grade II listed. Planning permission was granted recently for a part two storey, part single storey rear extension, new side windows and replacement front windows. Unfortunately, the extension as partly constructed does not accord with this permission- the current proposal is in effect to regularise that situation.

As shown in the current application, the works differ from the approved scheme in the following aspects:

- The rear roof form is amended to the two storey extension to remove the approved double hip in favour of a crown roof, with the overall height slightly lower than the approved;
- The position of the rear dormer window is altered to be slightly higher and more central in the roof;
- Previously proposed first floor and ground floor side elevation windows are removed; and
- A rooflight is added to the side roof slope.

To consider these works in turn:

- The loss of the double hip in favour of the high set crown roof is perhaps regrettable, as the latter roof form is not as sympathetic to the traditional village context of the site. However, the flat roofed element of the roof is not visually prominent, and is viewed alongside the existing similar roof to the rear extension to the attached property. On balance, it is not considered that an objection to this aspect of the proposal could be reasonably sustained.
- The amendments to the position of the rear dormer are not considered contentious.
- The omission of two windows to the side elevation of the building is likewise not considered contentious, nor is the addition of the rooflight, subject to detail.

In summary, the proposal is considered on balance acceptable in terms of the impact on the character and appearance of the Conservation Area and the settings of the adjacent listed buildings. This meets the requirements of the relevant paragraphs of the NPPF, and of District Plan Policies DP34 and DP35.

I would recommend conditions as per the previous approval, with the addition of the following:

- The new rooflight to be a flush fitting, metal framed, conservation style rooflight.

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.
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