

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 June 2026 15:32:47 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Arosa, Oldlands Avenue, Balcombe DM/26/1070

Hi Andrew

Comments on the above planning application.

The application site, Arosa, is an unlisted detached bungalow located to the southern side of Oldlands Avenue within the Balcombe Conservation Area. The building, which dates from the second half of the 20th century, is not of any particular architectural or historical interest and makes at best a neutral contribution to the character and appearance of the Area. The gardens in which it is set, however, are extensive and verdant and contribute positively to the Conservation Area, and to the transitional character of this side of Oldlands Avenue, which backs onto open countryside.

Although there is not an adopted character appraisal for the Balcombe Conservation Area, the Council's document '*Conservation Areas in Mid Sussex*' contains a brief high-level analysis of the Area's key features. These include 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. Arosa is not a particularly large building, being only of a single storey, but the gardens and grass verge to the front of the property fit this pattern of development exactly. The low level of the existing bungalow also allows views across the site to the woodlands beyond- countryside views of this nature are another positive characteristic of the Area which is highlighted in the Council's document.

As present, the front gardens to Arosa are bounded to the verge-side by a solid panelled metal fence of an industrial character, which detracts from the street scene of Oldlands Avenue. This seems to have recently replaced a lower close boarded fence, although there seems to be no record of a relevant planning permission. Depending on the date when the fence was constructed, it would therefore be regarded as unauthorised.

The current proposal, which follows on from pre-application advice, is for demolition and replacement of the existing house, retaining the existing garage, with associated landscaping works.

Having reviewed the application documents, I have noticed the following issues which would need to be addressed to allow for a fully informed assessment of the proposal:

- An existing site plan to include the existing layout of the front garden, the location of the boundary fence and the extent of the hardstanding within it.

- The proposed plans do not appear entirely consistent with respect to the treatment of the front boundary- the submitted DAS suggests it is to be removed in favour of hedging, but the proposed street elevation is annotated '*Existing solid boundary fence to be replaced with mixed native species hedging to front*' which suggests both a new fence and hedging are proposed. This requires clarification.

On receipt of this information, I will be able to provide full comments on the proposal.

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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