

## Catherine Cardin

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**From:** Emily Wade  
**Sent:** 07 May 2025 10:37  
**To:** Catherine Cardin  
**Subject:** RE: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Catherine

The facing and roofing materials as submitted appear acceptable.

The conditions re the rainwater goods and the rooflight style are standard for applications in a Conservation Area and I would argue that they should be imposed notwithstanding the situation with the house- the most recent pp here seems to date from 2011, so is outside the current policy context, and relates to an extension to the existing house rather than a new building. For a new (or replacement) building, we would be looking to achieve the best result in terms of the character and appearance of the Area, which includes the use of traditional or appropriate materials and appropriate detailing. This reflects the wording of District Plan Policy DP35, which requires that:

*'New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;'*

One of the special characteristics of the Balcombe Conservation Area is the use on many of the buildings of traditional materials and detailing- I have no doubt that standard velux windows and plastic guttering are present- these may in some cases predate the designated of the Area, or have been installed under PD- but they will be considered to detract from rather than contribute positively to the Area.

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.

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Submit your planning application online.  
<http://www.planningportal.gov.uk>  
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**From:** Catherine Cardin <Catherine.Cardin@midsussex.gov.uk>  
**Sent:** 07 May 2025 09:47  
**To:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Subject:** FW: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Hi Emily,

I have received the below email from the applicant in relation to proposed conditions for an outbuilding in Balcombe. I am mindful to think that their points are reasonable. I wanted to check with you whether there was any specific reason for suggesting the materials outlined that do not match the existing house.

Thanks,

Catherine

Catherine Cardin BA (Hons) Msc Town Planning  
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**From:** [REDACTED]  
**Sent:** 06 May 2025 21:06  
**To:** Catherine Cardin <[Catherine.Cardin@midsussex.gov.uk](mailto:Catherine.Cardin@midsussex.gov.uk)>  
**Subject:** RE: DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Dear Catherine,

Thank you for your e-mail today. It is good news that you are minded to approve the application.

Ideally your decision letter would not include the conditions you suggest because they appear to go further than other planning conditions that have been granted both to us and to neighbouring properties in recent years. We want to avoid setting new precedents and being required to use building materials that are more expensive than the main house. Our house is not listed and we did not have these sorts of restrictions imposed on us when completing a large rear extension. Last time, as requested this time, we used materials that match the original house. This is because, while our extension is not visible from any public space, we wanted it to look aesthetically pleasing and in keeping with the original building. The same is true for this out building. We have every incentive to build an outbuilding that is in keeping with our house because it sits in such a prominent position for us.

The first condition is in line with our intentions, as set out in our planning application. This may make it unnecessary as a condition because any permission would already be subject to the planning application, which includes the material and finishes of the doors and windows. However, we would be very comfortable having that condition set.

Conditions (2) and (3) concern us. They would deviate from the main house and from the pattern of planning conditions set for local buildings in recent years. There is nothing in the Balcombe local plan or the design guide that indicates that metal rainwater goods or conservation style rooflights are generally required. Our extension has plastic guttering (like that already on the main house) and standard velux windows that are flush, but not conservation style. Similar fittings have been granted permission for all neighbouring properties.

We would prefer a condition that requires the guttering and velux windows to match the main house. We appreciate the intention is to ensure the building is suitable for the conservation area and we believe that this can be achieved with such a condition.

I have added two photographs below of the intended materials. The first shows the bricks and tiles from our extension. The second shows the front of our house, complete with the guttering, etc.

This is a link to the bricks, made by Gardner and Scardified in Henfield, Sussex: [Freshfield Lane First Quality Multi Brick Per 1000](#). Our intended builder tells us the roof tiles come from SIG Roofing in Horsham. See the photo below. I hope these meet your needs.

With kindest regards,

Peter





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**From:** Catherine Cardin <[Catherine.Cardin@midsussex.gov.uk](mailto:Catherine.Cardin@midsussex.gov.uk)>

**Sent:** 06 May 2025 11:58

**To:** Peter Huxley [REDACTED]

**Subject:** DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath

Dear Mr Huxley,

**DM/25/0621: The Coach House, Haywards Heath Road, Balcombe, Haywards Heath**

I am writing to request further details regarding the proposed materials for the outbuilding.

Firstly, my current opinion is that permission is granted with the following conditions attached:

1. Windows and external doors would be of painted or stained timber
2. Rainwater goods would be painted metal
3. Rooflights would be flush fitting metal framed conservation style rooflights

Secondly, please can I request that further details are provided for the proposed roofing and face materials. These could be a brochure, weblink or photographs. This would ensure that appropriate tiles and bricks are used within the Conservation Area. These would also form part of the conditions were planning permission to be approved.

Please advise on when you would be able to provide these and get in touch if you have any questions.

Many thanks,

Catherine

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