

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 12 August 2026 14:24:01 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: 55 College Lane, Hurst Wickham DM/26/1648

Hi Stefan

Comments on the above planning application.

55 College Lane is an unlisted, detached early-mid 20th century house located to the eastern side of College Lane within the Hurst Wickham Conservation Area. It is set back from the road in fairly extensive gardens. The house itself is of modest architectural interest, and makes a neutral contribution to the character and appearance of the Conservation Area, but the gardens in which it is set do contribute positively to the more spacious and verdant nature of this southern part of the Area. The house, although set back from the road and angled obliquely to it, is visible from College Lane in views looking along the driveway, being more prominent in winter.

The current proposal, which follows on from pre-application advice, is for the installation of a solar array, consisting of panels attached to the south facing roof slopes of the house. The roof slopes in question are visible in public views of the house, albeit that as noted above the building is set back from the road, and at an oblique angle to it. The higher of the two roofs, which is also nearest to the road, is most visually prominent. In my opinion, due to the location and scale of the array, there will be some adverse impact on the appearance of the building including in views from College Lane, which will detract from the character and appearance of the Conservation Area. This impact will be exacerbated as the panels are not colour matched to the brown roof tiles of the building, and will be more visually prominent for this reason.

The proposal also includes installation of a ASHP within the garden of the house, to be located between the house and garage, adjacent to an existing fence. The pump will be hidden from view from the road, and in my opinion will have a neutral impact on the character and appearance of the Conservation Area.

The proposal, because of the adverse impact of the solar array on the appearance of the house, will result in less than substantial harm to the character and appearance of the Conservation Area. I would place this harm as sitting within the lower part of the less than substantial range. Under paragraph 215 of the NPPF, this harm would stand to be weighed against the public benefits of the proposal, bearing in mind the great weight that must be given to the conservation of heritage assets under paragraph 212, and also the significant weight that paragraph 167 requires shall be given to the need to support energy efficiency and low-carbon heating improvements to existing buildings. This balancing exercise will be a matter for the Case Officer.

The proposal is also contrary to the requirements of District Plan Policy DP35.

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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