

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 August 2026 16:40:45 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/26/1360 39 High Street, HPP

Hi Catherine

Comments on the above planning application.

The application site is a terraced building, which appears to date originally from the mid-late 19th century or earlier, but has been heavily altered and extended. It is located to the northern side of Hurstpierpoint High Street, within the Conservation Area, and opposite Holy Trinity Church, which is II* listed. The building appears previously to have been a shop, with accommodation over, and workshops or stores to the rear. Planning permission was granted in 2001 for the change of use of the building to a dwelling house, with associated alterations. A substantial two storey extension with an L shaped footprint has been added to the building, possibly at this time. Although the street facing façade is quite characterful, due to the extent of the alterations which have taken place the rear of building unfortunately retains little in the way of period character and is dominated by the overbearing modern extension.

The current proposal relates to the rear of the building and is for construction of a modest single storey lean-to addition tucked into the angle of the existing two storey extension, so that it would be hidden from view from the rear garden of the property. It is also proposed to infill beneath the overhanging first floor of the addition where it attaches to the rear of the original building- again this would be hidden from view from the rear garden by the wider bulk of the main part of the existing extension.

In other circumstances, the addition of further bulk to an already oversized rear extension would be likely to be regarded as contentious. However, in this instance as the additions are very modest, and hidden in the great majority of views of the building from outside the site, in my opinion an objection in principle would be difficult to sustain on grounds of impact on the character and appearance of the Conservation Area.

Alterations are also proposed to window openings to the rear elevation of the existing extension, with replacement windows of a different design. Whilst I have no objection in principle to the changes to the window openings, the proposed new window design is in my opinion unsympathetic to the context. Although the existing windows are modern white uPVC, their mock-Georgian casement design does at least make some reference to the period character of the original building. The proposed large pane uPVC windows fail to do so in terms of both material and design, and would also result in an inconsistent appearance between the rear and side elevations of the extension, where it is proposed to retain the existing windows. This aspect of the proposal therefore in my opinion detracts from the character and appearance of the Conservation Area, and requires reconsideration.

The same considerations apply to the new window and door shown to the infill extension.

As it stands therefore, I consider that the proposal fails to preserve the character and appearance of the Hurstpierpoint Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF it results in less than substantial harm, at the lower end of that scale.

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>

Emily Wade Ma MSc

Conservation Officer

Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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