

Susan Dubberley

From: planninginfo@midsussex.gov.uk
Sent: 17 September 2025 15:52
To: Susan Dubberley
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/2036

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/09/2025 3:52 PM.

Application Summary

Address:	Little Pakyns Albourne Road Hurstpierpoint Hassocks West Sussex BN6 9ET
Proposal:	Proposed alterations to fenestration on south elevation, proposed alterations to fenestration to west elevation (retrospective), proposed alterations to interior layout and finishes (retrospective).
Case Officer:	Susan Dubberley

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Customer Details

Address:	Pakyns Manor Albourne Road Hurstpierpoint
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Response to Planning application DM/25/2036 and DM/25/2278 Little Pakyns Hurstpierpoint

My wife and I were originally in support of the proposed extension work to Little Pakyns. However, the deviations from the original plans seriously affect the outlook and character within the immediate curtilage of Pakyns Manor and its grounds, a listed building, which sits within a conservation area. We are the current owners and caretakers of Pakyns Manor and have lived here for over 30 years. We have followed the numerous restrictive covenants on the site and have always felt a responsibility to protect its unique character for future generations.

These are our thoughts and objections to some of the details in this application:

South Aspect Windows

- We support the window shape change to the south aspect of Little Pakyns, which returns them to the original planning permission granted. This south view, as seen on the DAS &

Heritage Statement listed building planning application August 2025 page 3, is highly visible from all east-facing windows of Pakyns Manor and to all arriving at the main entrance. With this in mind, we feel strongly that a more sympathetic approach to the choice of materials to be used is essential to preserve the appearance of the historic frontage.

- The original drawing, for which planning approval was given, showed windows that closely matched the existing windows along the east and south elevations of Pakyns Manor and the south elevation of Little Pakyns. We feel these new windows need to follow the window lines of the rest of the frontage, at least in height and windowsill level. The original approved plan showed a simple, single fixed pane, which followed the existing window lines. This is what we were expecting to be built, 'a very simple modern extension which blended with the existing building', we did, and we would still agree with that plan.

- It is worth noting that all the south and east aspect oak window frames of Pakyns Manor and Little Pakyns are brown (Sadolin Woodstain) to conform with the covenant in place on both properties, designed to maintain a uniform appearance. The proposed and current unapproved window frames are painted black, which goes against the covenants and uniformity, and looks out of place. The new frames we feel should be brown in colour to properly match the appearance of the existing east and south elevations of Pakyns Manor and Little Pakyns.

Drainage

- The lower portion of the large diameter roof drainage downpipe has been removed from the side of Little Pakyns and not reaffixed. The elevation south side (Diagram 2309-P-208) in the application contains the attachment of a gutter to the flat roof to drain rainwater through a narrow downpipe. There is no need for guttering on the south elevation of the flat-roofed section, as the roof has a lip on the south side and the flat roof slopes to the east. Rainwater therefore drains to the east. Guttering on the south elevation, as shown, would serve no purpose and be unsightly. Furthermore, there is no downpipe shown from the existing large guttering from the main roof, which removes a high volume of rainwater from a large area. If approved as shown, this will result in the gutter overflowing onto Pakyns Manor's front path. Building regulation in England for water drainage and disposal - 'Drainage and waste disposal: Document H' - would appear to apply. The existing downpipe should be reinstated and reconnected to the existing and previously connected drain.

Proposed Materials

- Cladding on the south side and roof tiles on the gabled roof were not included in the original approval. Approval for these items was deferred; however, they do appear in this retrospective planning application. This should surely be a major subject for consultation as Little Pakyns is part of and firmly within the curtilage of Pakyns Manor, a listed building within a conservation area. There is no cladding at present on the south elevation. The most appropriate cladding would be brick slips that closely match the existing brickwork colour on the original buildings, such as 'Old Coach House' from TBS Cladding Solutions Ltd. Wood cladding would not be an appropriate match to the listed building on the south elevation.

- The Portuguese tiles partially completed on the gabled roof are out of place and clash with the character and colour of the rest of the buildings. It is understood that there is a problem with the fit and installation of these roof tiles. In our view, the solution would be to replace these tiles with locally sourced, reclaimed tiles that closely match the appearance and colour of the tiles on Pakyns Manor & Court.

Incorrect Boundary

- For the avoidance of doubt, it is noted that the boundary of Little Pakyns is incorrectly drawn. The location & block plans (2309-P-201 & 2309-P-202 B), the roof plan (2309-P-206), and the pre-existing site plan (2309-P-203) erroneously show the property of Little Pakyns to extend to the south side of the driveway. The driveway, in its entirety, is the property of Pakyns Manor from the house to Albourne Road (as per the deeds held at the Land Registry).

The plans also appear to show the boundary to include part of the Pakyns Manor building to the west of the property of Little Pakyns; this needs to be corrected.

Other Concerns

- There is a black, plastic chimney protruding up from the southeast corner of the flat roof. It did not appear on the original planning application, nor is it on any diagram of this application. It draws the eye, is unsightly, and detracts markedly from the overall appearance of the new extension and the old listed building. It should be removed and an alternative solution found below roof level.
- The south elevation has a white plastic drainpipe protruding, which is not connected to the drainage. No doubt this will be addressed. There is also an electrical cable coming out of the side of the house, which is then buried underground. It does not appear to conform to electrical safety regulations, it isn't armoured, and would pose a safety risk to, for example, anyone planting the hedge, proposed as part of the approved design.

Our request is that the remedial works respect the listed building and conservation area, and are completed within a reasonable and stipulated timeframe. We feel a duty to protect the 850 years of history here in the way that many have before us, with empathy and care for the unique site.

Sincerely,

Kind regards