

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 June 2026 14:55:50 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: Hillbury Cottage, Horsham Road, Handcross DM/26/0793

Hi Peter

Comments on the above planning application.

Hillbury Cottage is a Grade II listed 18th century or earlier building located within the village of Handcross, within the Conservation Area. Based on the limited information in front of us, I would consider it likely that the cottage will possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a modest Sussex village house of its period, and aesthetic value.

The current proposal relates to the frontage of the property onto Horsham Road, and is for the extension of an existing length of dropped curb by 3m.

It would be helpful if a more accurate site plan could be provided to show the location of the proposed new dropped curb, but based on the description within the Heritage Statement I would assume this would be to the right of the cottage and existing dropped curb as viewed from the street. This would appear (subject to confirmation) to sit in front of an existing area of off-street parking to the front and one side of the house. Viewed on its own, this would be a minimal alteration to the setting of the house.

However, it would appear from looking at the historical images on Google Streetview that the existing off- street parking has been created post 2016 without the benefit of planning permission or listed building consent. Given that walls and fencing within the curtilage of the listed building appear to have been removed, including fencing attaching to the house itself, it seems likely to me that both of these would have been required.

In general, the creation of off-street parking within a front garden within a rural Conservation Area such as Handcross is unlikely to be favourably viewed, due to the negative impact on the street scene. In this instance the setting of a listed building is also adversely affected, by the partial loss of both the front boundary treatment and front garden, both of which were complementary to the character of the building as a rural cottage, and which provided separation between the listed building and the road.

The current application, while it does not refer specifically to the loss of the garden or walls and fencing in effect facilitates the ongoing use of the adjacent area for off street parking. On balance therefore I would object to the proposal in terms of impact on the setting of the listed building and the character and appearance of the Conservation Area. This fails to meet the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, the proposal results in less than substantial harm to both assets, such that the balancing exercise set out in paragraph 215 will apply.

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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