

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 October 2025 13:25:48 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: Hurstpierpoint Tennis Club DM/25/2264

Hi Andy

Comments on the above planning application.

Hurstpierpoint Tennis Club clubhouse, located to the western side of the tennis courts, which sit to the south of the South Avenue Recreation Ground. The Recreation Ground and Tennis Club fall within the West Furlong Lane to South Avenue Character Area of the Conservation Area as described within the Council's adopted Character Appraisal. The key characteristics of the Character Area are summarised thus: *'This character area runs along the southern edge of the Conservation Area, and includes the principle open spaces within it. It has an open, partly semi-rural character, to which views between buildings and along roads and path to the countryside to the south of the Conservation Area make a strong contribution.'*

The vista looking south from the Recreation Ground towards the countryside beyond the village edge and the distant South Downs is also identified as being significant to the character of the Area. At page 16 of the appraisal, the 'Townscape Analysis of Hurstpierpoint' identifies the Recreation Ground, with the adjacent tennis courts, playground and bowls club as a significant open space.

The existing tennis clubhouse is a relatively modest, single storey building with a rectangular footprint set end on to the Recreation Ground, on a north-south alignment. It appears to have timber clad elevations under a pitched felt roof. It is not particularly prominent in views looking south from the Recreation Ground, due to its scale and alignment, and is not of any particular age or architectural merit, making a neutral contribution to the character and appearance of the Conservation Area.

The current proposal, which follows on from pre-application advice, is for alterations to the clubhouse including enlargement of the window openings to the east elevation, new bifold doors to the south elevation, a new deck with retaining wall to the south of the building, a new accessible ramp and doorway, and possible replacement of the roof covering. In the context of the existing building these works are not considered contentious subject to detail of materials.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of materials with respect to the replacement roof covering, window frames and doors, and new hard landscaping including the deck, retaining wall and access ramp. I note that the roofing works may be postponed due to cost, so this could be separated and prefaced 'prior to commencement of work on the relevant part of the development' if preferable.

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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