

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 27 February 2026 10:09:15 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: The Old Surgery, High Street, Handcross

Hi Stefan

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site is a detached 1½ storey building located to the eastern side of the High Street within the Handcross Conservation Area. The building was originally constructed during the second half of the 20th century as a bungalow, but was converted to a doctor's surgery in 1989, and again converted in 2007 to office use. It is a modest building, which in its typology is not particularly sympathetic to the wider character of the houses and shops along the High Street, but it is not unattractive and its facing and roofing materials reflect the vernacular. In my opinion, it makes a neutral contribution to the character and appearance of the Conservation Area, although it is unfortunate that the entirety of the original front garden area is given over to a hard surfaced parking area.

The current proposal is for change of use of the building to a dwelling house, with associated internal and external alterations including removal of an external staircase to the rear.

In my opinion, the proposal is not contentious in terms of the impact on the character and appearance of the Conservation Area. The building was originally constructed as a residential bungalow, and is being returned to its intended use. The proposed external alterations are generally minor, and are confined to the rear. The removal of the existing, non-original staircase will be an enhancement of the site's appearance.

In terms of associated works within the setting of the bungalow, the return of part of the rear of the site to a garden use is welcomed, but I would encourage the applicant to also reintroduce some softening planting, such as planting beds, lawn area and/or front or side boundary native species hedges, to the front garden area which currently has a stark appearance and detracts from the street scene. This will be in keeping with the return of the site to residential use.

Subject to the above, the proposal is 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.

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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