

Dear Sir/Madam,

**Re: Objection to Planning Application DM/25/2155 – Proposed Two-Storey Dwelling
Private Access Road adjacent to Nupur, 122 High Street, Hurstpierpoint (Conservation
Area)**

I am writing to formally object to the above application as a nearby resident, whose property on South Lane directly faces the access and site in question. I believe this proposal would have a significantly harmful impact on both the character of the area and the day-to-day living conditions of surrounding residents.

1. Harm to the Character of the Conservation Area

This site sits within the Hurstpierpoint Conservation Area, an environment defined by its historic grain, open aspects, and relatively low-density form. Introducing a new two-storey dwelling into this sensitive setting would disrupt this established character and reduce the sense of openness that currently exists along the access road and surrounding space.

While there are taller historic structures in the wider area, these are part of the original built heritage and do not justify the insertion of a modern building of similar scale. The proposal would fail to preserve, let alone enhance, the Conservation Area, conflicting with Policy DP35 and Policy HurstC1.

2. Scale and Incompatibility with Surrounding Development

The immediate context of the site is defined by single-storey buildings, all of which were carefully controlled through previous planning decisions to ensure consistency in scale and appearance. The introduction of a two-storey structure would be at odds with this established pattern and would undermine those earlier planning principles.

This would create a visually intrusive and incongruous form of development, contrary to Policy DP26, which requires proposals to respond appropriately to their surroundings.

3. Overbearing Impact Due to Elevated Position

The site occupies higher ground relative to neighbouring properties along the High Street. As a result, any additional height is amplified, meaning the proposed dwelling would appear particularly dominant and imposing when viewed from surrounding homes.

This would lead to a pronounced loss of outlook and a sense of enclosure, particularly affecting neighbouring properties, and would materially reduce residential amenity rather than simply altering views.

4. Direct Impact on South Lane Residents

Properties along South Lane, including my own, face directly toward the access and proposed development. The introduction of a two-storey dwelling in this location would have a clear and immediate visual impact, replacing what is currently a more open and low-key outlook with a far more dominant built form.

In addition, the construction phase and ongoing use would inevitably increase activity, noise, and general disturbance. Given the narrow nature of the access and its proximity to South Lane, this would result in a noticeable and ongoing disruption to residents who currently experience a relatively and stable environment.

5. Lack of Provision for Commercial Waste (Restaurant Bins)

A significant practical concern that does not appear to have been properly addressed is the absence of any clear or adequate space for commercial waste storage associated with the nearby restaurants.

Currently, this is already a constrained area. Introducing a new dwelling without providing suitable, designated space for industrial bins risks exacerbating existing issues, leading to bins being placed in inappropriate or intrusive locations. This would create additional visual clutter, potential hygiene concerns, and further disruption to nearby residents, particularly those on South Lane who directly face the area.

6. Access Constraints and Safety Concerns

The access road is narrow, privately owned, and already unsuitable for frequent or large vehicle movements. There is recent evidence of damage to a neighbouring property caused by vehicles manoeuvring within this confined space.

The proposed development would inevitably increase traffic, including construction vehicles and servicing activity, heightening the risk of further structural damage and creating additional safety concerns for both residents and pedestrians.

This is contrary to Policy DP21.

7. Impact on the Recreation Ground Setting

The development would encroach visually on the adjoining recreation ground, diminishing its openness and its contribution to the character of the Conservation Area. This transition between built form and open space is an important feature of the locality and would be eroded by the proposal.

This conflicts with Policy DP24.

8. Unsuitable Backland Development

This proposal represents an over-intensive form of backland development within a constrained and sensitive setting. The site is not part of a natural street frontage but a secondary access area, and development here would appear cramped and poorly related to its surroundings.

It would place additional strain on an already inadequate access and further erode the spatial character that currently exists between the built environment and open space.

Conclusion

For the reasons outlined above, I respectfully request that Mid Sussex District Council refuses this application. The proposal would result in:

- Harm to the character and appearance of the Conservation Area
- Inappropriate scale and design in conflict with surrounding development
- A dominant and overbearing impact due to the elevated position
- Increased disruption and loss of amenity for South Lane residents
- Failure to address practical requirements such as commercial waste storage
- Unsafe and unsuitable access arrangements
- Harm to the setting of the recreation ground
- Inappropriate and over-intensive backland development

The proposal is therefore contrary to Policies DP21, DP24, DP26, and DP35 of the Mid Sussex District Plan, and Policy HurstC1 of the Hurstpierpoint & Sayers Common Neighbourhood Plan.

Yours faithfully,

