

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 January 2026 10:14:11 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/2155 Nupur Indian Restaurant, 122 High Street, HPP.

Hi Anna

Comments on the above planning application.

The proposed development site is to the rear of a short terrace of late 19th/early 20th century buildings at the junction of Hurstpierpoint High Street and South Avenue, within the Conservation Area. The site faces to the south, over the open space of the recreation ground, and is open to view from this well used public space and the public rights of way which cross it. It is currently occupied by an outbuilding. Adjoining rear plots have a variety of outbuildings and garages accessed from the track along the northern side of the Recreation Ground. The majority of the spaces behind the High Street buildings backing onto the park are occupied by similar rear yards, some with outbuildings, or gardens, with the exception of the dwellings to the west at The Cottage and Little Croft which date from the early 20th century, and The Old Coach House to the east, which appears to be contemporary with the development to the High Street frontage, although now in separate residential use.

The current proposal is for the demolition of the existing building on the site, and construction of a 1½ storey two-bedroom dwelling facing onto the Recreation Ground, with off street parking provided to the front of the house.

In my opinion, the proposal raises some concerns with respect to the potential impact on the character and appearance of the Conservation Area, arising from the following issues:

- The principle of a new dwelling in this location facing over the open space of the Recreation Ground, given the age of the small number of existing houses in this position, and whether this will respect the established grain of the area;
- The scale and form of the dwelling and whether this will appear incongruous in the context of the adjacent development, which has generally a very different character;
- The detailed design of the proposal; and
- The principle of encouraging off street parking in this location, adjacent to the Recreation Ground.

However, to allow for a fully informed consideration of the proposal I would suggest that the following should be supplied:

- Existing plans and elevations of the building on the site;
- Contextual elevations showing the existing and proposed situation in the context of the adjacent development along the track to the south of the Recreation

Ground. It would helpful if the buildings to the north (facing onto the High Street) could also be shown in outline; and

- A revised and expanded DAS, or separate Heritage Statement, to consider the development of the site and surroundings over time, and to demonstrate how the applicant considers that residential development in this position is in keeping with the historical character of this part of the Conservation Area.

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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Conservation Officer

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