

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 February 2026 14:50:06 UTC+00:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: 148 Western Road, Hurstpierpoint DM/25/3223

Hi Tracie

Comments on the above planning application.

148 Western Road is an unlisted semi-detached house located to the western side of Western Road within the Hurstpierpoint Conservation Area. The house is one half of a handed pair of late 19th/early 20th century villas, typical of the period and style of development within this part of the recently extended Conservation Area. It retains a number of attractive period features, and makes a positive contribution to the character and appearance of the Area. It is unusual in being relatively open to view from the rear, from the adjacent road leading off Western Road, Sunleigh Court, which is also a public right of way (PROW).

Planning permission was recently granted for a loft conversion including a rear dormer window and rooflight, and two rooflights to the front roof slope. This permission was secured following revisions to the originally submitted scheme, which was for two rear dormers. This first scheme received an adverse response based on the scale and unsympathetic design of the dormer windows, which were considered to detract from the character and appearance of the Conservation Area, and to be contrary to the requirements of the Council's adopted Design Guide.

The current application is also for a loft conversion, but to include box dormer extensions to the rear of the house, sitting across the rear roof slope and along the north facing slope of the existing rear wing's roof.

This proposal is considered unacceptable in principle due to the scale and design of the dormer additions. These would appear unduly bulky and visually prominent in views of buildings from the rear, including from Sunleigh Court and the PROW which runs along it. The form and design of the dormer windows is also unsympathetic to the existing building. This would detract from the contribution which the house makes to the character and appearance of the Hurstpierpoint Conservation Area, contrary to the requirements of District Plan Policy DP35. In terms of the NPPF, the proposal will result in less than substantial harm to the heritage asset, at around the mid-level of that scale, such that the balancing exercise set out in paragraph 215 will apply.

The proposal is also contrary to the requirements of the Council's adopted Design Guide, specifically Design Principle DG52 Loft Conversions and Roof Extensions and paragraphs 6.3.5 and 6.3.8.

Although the principle of a loft conversion is not contentious, given that there is an extant planning permission to allow for this and including what would be, in my opinion, the maximum possible extension to the rear of the roof (in the form of the approved dormer window) I would suggest that encouraging revisions to the current application will not be productive.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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