

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 07 May 2025 09:25:02 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Katherine

I think that on balance the revised proposals are acceptable, and will preserve the character and appearance of the Conservation Area- the infill side extension is not set back from the rear elevation of the existing rear wing but I can see that to do so would prevent them placing the doors where they want, and I think on balance we can live with this. The retention of the existing rear lean-to outshot is welcomed.

I would recommend the following conditions:

- Details of roofing and facing materials (extension and garage)
- New rainwater and other external pipework to be of painted metal
- Rooflights to be flush fitting metal framed conservation style rooflights
- New windows and external doors to be of painted timber (including garage doors)
- Eaves fascia to be of painted wood

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
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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 07 May 2025 08:39
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: FW: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Hi Emily,

What do you think of the attached and the below email?

Thanks

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: info@rubixplanning.com <info@rubixplanning.com>
Sent: 06 May 2025 20:36
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: 'Jayne Webb' <jaynewebb@southover.net>
Subject: RE: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

Good Afternoon Katherine,

Thank you for your email last week and the feedback.
We thank you also for the opportunity to respond with clarification and amendments; we appreciate this is not always possible. We're grateful.

The Applicant would like to submit the below responses:

DM/25/0643 – Single storey rear extension

Thank you for your comments. I have taken instruction from the Client and submit for your consideration the attached revision. The Client would like to comply with Ms Wade's comments. The extension is stepped back, the outrigger is maintained with a new door exit.

The boundary wall is notably within the application site curtilage, which is apparent compared to the first floor and roof profiles. The wall only aligns with the application site and does not sit between the boundaries. Notwithstanding, we treat this as though it may be deemed a party wall following any legal opinion produced to counter the title documentation. The boundary wall is a parapet with no drainage protruding. As an aside, the Applicant has since learned from agents that the new owner will soon be seeking an extension to mirror the proposal. For now, and upon its own merits, the proposal is most appropriate in design and appearance.

Regarding Certificate B, we can confirm that this was completed on the originally submitted form. The proposal, as now amended, would not require certificate B to be issued on the neighbour at 144 - should this have been the issue previously raised. In light of this may we please have the application validated once again.

The Applicant shall commence the work shortly following an approval. Subject to your being satisfied may we please have this decision by the end of this week, or agree in writing an EOT for Monday/Tuesday.

DM/25/0674 – Replacement rear garage

In response to concerns we can clarify that rooflights shall be conservation area style and therefore flush with the roof tiles and profile.

This is difficult to show on drawings however we can provide some annotation if required. However you may prefer to secure this by means of suitably worded planning condition, which we would be pleased to accept and the Client shall adhere to. Please let us know how you prefer to proceed.

DM/25/0770 – LDC Solar Panels

This application has now moved to determination and is with management for a final decision.

Many thanks

Thanks Katherine for your continued help perhaps we could discuss tomorrow and give you anything you require to get these back on track and a decision this week or early next.

Many thanks

Kind Regards,
Tom

Tom Cheffers BA (Hons) MA MRTPI
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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 30 April 2025 11:57
To: info@rubixplanning.com
Subject: DM/25/0643, 0674 and 0770 - 142 High Street, Hurstpierpoint

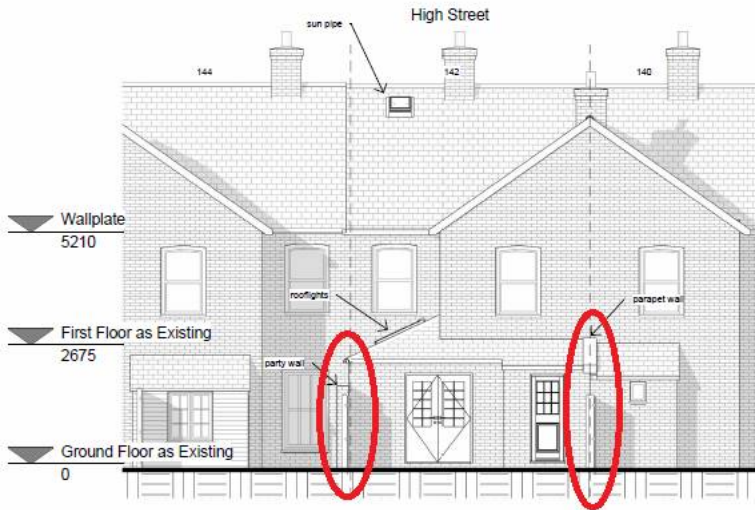
Dear Tom,

Following my site visit to the property I have had time to considered the proposals and I have received the attached comments from the Council's Conservation Officer. I have set out the comment on each application below.

DM/25/0643 – Single storey rear extension, rooflights, replacement front windows and sun pipe.

The proposed wrap around form of the extension would result of the dilution of the original 'T' shape of No.s 142-144 and result in a loss of symmetry between the pair. This concern was raised under a pre-application with my colleague Stefan Galyas. It is therefore recommended that the proposal is amended to reflect the advice given within this pre-application.

In addition to this, the proposed plans indicate that the proposal would extend over the boundaries with both No.s 144 and 140, however certificate B has not been completed to give notice to these neighbouring properties. Due to this, it is currently considered that this application is invalid.



North as Proposed
1 : 100

DM/25/0674 –

Replacement rear garage

Concerns are raised regarding the appearance of the rooflights within the roof form of the building and it is recommended that these are amended to be flush fitting metal conservation style rooflights.

DM/25/0770 – LDC Solar Panels

This application has now moved to determination and is with management for a final decision.

I hope that this clarifies the planning position on the submitted applications.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
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