

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 July 2025 12:52:53 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: 148 Western Road, HPP DM/25/1337 and 1338

Hi Tracie

Comments on the above planning applications.

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).

We currently have two applications before us affecting the property. To consider these in turn:

DM/25/1338: Rear extension

The property is, as above, one half of a villa pair, and had originally an L shaped plan form, which was mirrored by that of its attached neighbour. No. 148 has as existing both an infill extension to the side of the original rear wing, and a glazed addition to the back. Its attached neighbour (150) has a single storey rear extension wrapping around the base of the original wing, planning permission for which was granted in 2016, prior to the inclusion of this part of Western Road within the Conservation Area, and prior to the adoption of the Council's Design Guide.

The current proposal is for the partial demolition of the existing conservatory extension and construction of a replacement ground floor extension across the full width of the plot, joining to the existing side infill addition, so that the revised extension would wrap around the base of the rear wing.

In other circumstances, an extension wrapping around and obscuring the original footprint of the house in this manner might be considered contentious (ref. Design Principle DG49 '*General Principles for Extensions*' within the Design Guide), in that it undermines the integrity of the original architecture of the house. However, in this context, given the variety of other rear additions within this relatively new part of the Conservation Area, and in particular the existing extension to no. 150, it is considered that it may be difficult to sustain an objection to the proposal, which does at least have the merit of reinforcing the original and characteristic symmetry of the villa pair.

On balance, it is considered that this proposal is acceptable and meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Details of roofing and facing materials.
- New brickwork to match existing adjacent work in colour, texture and bonding pattern and in colour, texture and style of pointing.

- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
- - Typical examples of new windows and external doors
- - Typical eaves detail.
- Rainwater goods and other external pipework to be of painted metal
- Rooflights to be flush fitting, metal framed conservation style rooflights

DM/25/1337: Loft conversion including rear dormers and front rooflights.

The principle of a loft conversion would not be regarded as contentious in itself, and the introduction of a pair of modestly sized conservation style rooflights to the front roof slope would also be acceptable. However, the proposed rear dormers as shown are unacceptable in scale, form and detailed design.

The dormers as shown are overscaled within the rear roofslope, so that they would appear inappropriately visually prominent, including in longer distance views into the Conservation Area from Sunleigh Court. Their design, including in particular that of the southern dormer, which is largely blank save for a high level slit window, is also unsympathetic to the context.

The Council's adopted Design Guide contains guidance with respect to dormer extensions. This notes that dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible (6.3.6), and that care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular (6.3.5).

For these reasons, the proposal is considered to detract from the character and appearance of the house and of the Conservation Area, contrary to the requirements of District Plan Policy DP35 and the Council's adopted Design Guide. In terms of the NPPF, the harm caused would be at around the low-mid level of the less than substantial scale, such that the balancing exercise set out in paragraph 215 will apply.

This is notwithstanding the presence of large box dormers to the neighbouring property at 150 Western Road- these are overscaled, unattractive and detract from the character and appearance of the house and of the Conservation Area. The dormer extensions appear to have been constructed under permitted development rights in 2013, prior to the inclusion of the property in the Conservation Area, should not be regarded as a precedent for further similar works.

A single dormer, of a significantly reduced scale and more appropriate design may be more favourably considered.

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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