

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 29 September 2025 14:41:39 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/1794 The Co-op, Whiteman's Green

Hi Andrew

Comments on the above planning application.

The application site is an unlisted building, the former Ship Inn, and now a shop, located in a prominent position within the Whiteman's Green Conservation Area. The building appears, from historical map regression, to date from the 19th century or earlier, and makes a positive contribution to the character and appearance of the Conservation Area, although it has suffered from some unsympathetic works including installation of vinyl to the rear of the ground floor windows creating a dead frontage. Some aspects of the existing signage are also unsympathetic, including the relatively prominent trough light above the main fascia sign.

The current proposal is for works to the front, north-western side and rear of the building including:

- Construction of a single storey flat roofed extension including a new external steel security door;
- Installation of new plant within an ACE enclosure;
- A new ventilation system;
- Replacement lighting;
- Shop front repairs and redecoration; and
- Repairs to the car park surfacing and new lining out.

To consider these works in turn:

- The proposed new single storey extension, although in a relatively prominent position adjacent to the car park to the side of the building, is also relatively modest in size, and would partly replace an existing plant enclosure, which is utilitarian and unattractive in appearance. In other circumstances, the flat roofed nature of the addition might be considered unsympathetic to the context, but here it replicates the form of an existing adjacent extension to the building; this existing extension will also largely conceal it in views from the front. On balance, this aspect of the proposal is considered acceptable.
- The proposed new plant enclosure is set to the rear of the new extension, and would be screened in views from the car park by a solid panel with weather louvres set into it. This enclosure is smaller than the existing plant assemblage in this position, and subject to detail should ameliorate the appearance of this part of the building. On balance, this aspect of the proposal is considered acceptable.
- The new ventilation system appears to include new extract grilles in a number of positions to the side and rear of the building. These do not appear to be shown

on the elevations provided- I would recommend that the drawings are amended to show the detail of this aspect of the proposal.

- Again, the replacement lighting does not appear to be shown on the elevations provided, which should be amended accordingly.
- Repairs and redecoration of the shopfront are welcomed in principle but the proposed dibond panels to the façade of the building should be omitted in favour of retaining and refurbishing the existing doors in these positions, which could be fixed shut (if this is not already the case). Losing these features and/or the glazing within them, notwithstanding that this is obscured, would detract from the appearance of the building and exacerbate the deadening effect on the frontage which has been caused by the obscuring of the windows at ground floor.
- The proposed plan also appears to show the secondary entrance to the north-western elevation just behind the façade blocked- can the applicant please also provide elevational drawings to show this work.
- The works within the car park are not considered contentious subject to detail.

In summary, although aspects of the proposal are not considered contentious subject to detail, other aspects require further information and/or amendments to ensure that the character and appearance of the building and of the Conservation Area are preserved.

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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