

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 August 2026 11:39:08 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/26/1404 140 High Street, HPP

Hi Stefan

Comments on the above planning application.

140 High Street is an unlisted house located within the Hurstpierpoint Conservation Area. It dates from the late 19th or early 20th century, and is part of a terrace of buildings located to the southern side of the High Street, at its eastern end. The terrace consists of three principle groups of buildings, which are similar in period and style, but not identical. No. 140 is one the central group of 5 properties which are consistent in design and are characterised by brick facades with projecting two storey canted bay windows, recessed entrance porches under semi-circular brick arches, and sash windows. The roofs, which would probably originally have been of natural slate, have been recovered profiled concrete tiles.

At the rear, the houses had originally an L shaped plan, mirrored in adjacent house pairs along the terrace. This plan remains apparent despite later alterations and extensions. The houses have modest back gardens backing onto an access track.

Notwithstanding some unsympathetic alterations the terrace of houses retains numerous period features and a consistency of design, and contributes positively to the character and appearance of the Conservation Area.

The planning application, which follows on from pre-application advice, is for various works, comprising:

- A rear single-storey infill extension;
- Demolition and replacement of existing lean-to single-storey rear extension of timber construction with a wall-mounted pergola & patio area;
- Demolition and replacement of an existing greenhouse and raised planters at the rear of the garden with an open carport of timber construction;
- Works to the existing timber sash windows to the front elevation- however, I am not clear from the submitted DAS and detailed drawings as to whether the existing windows are to be retained and upgraded with installation of slim-line double-glazed units, or replaced. Can the applicant please clarify?
- Replacement of all existing UPVC windows elsewhere to the building with uPVC sash-style windows;
- Replacement of the existing concrete roof tiles with slate;
- Installation of a light tunnel to the roof above the rear wing; and
- An external a/c unit to be located adjacent to the garden side of the new car port.

To consider these works in turn:

- The proposed rear extension is shown as a modest single storey structure sitting in the angle of the main house and the rear wing. It has a lean to glazed roof and French windows to the rear elevation. Although this will have some impact on the original L shaped footprint of the house, the addition will be appropriately subservient in scale and is relatively light weight in construction, which will further reduce its apparent bulk. Subject to detail, this aspect of the proposal is not considered contentious.
- The existing single storey lean-to addition to the rear wing is not original; its demolition is therefore not considered contentious. The proposed wall mounted pergola is a lightweight structure and will have a minimal impact on the appearance of the house. This is also not considered contentious subject to detail.
- The existing greenhouse and planters are not of any particular age or interest, and their removal does not raise any concerns. The proposed car port is of a timber construction with hit-and-miss cladding to the sides and rear, and a monopitch roof. It is similar in scale to the neighbouring buildings. Given the variety of outbuildings and garages adjacent to the rear access relating to other buildings along the terrace, this is not considered contentious, subject to detail.
- The replacement of the existing timber sash windows to the front elevation with windows of the same material and design but incorporating slim line double glazing would not be considered contentious, subject to detail, and nor would the upgrading of the existing frames, however we need clarity over what is proposed.
- The replacement of uPVC windows elsewhere to the house with double glazed uPVC windows is acceptable only in the context of the existing windows which are to be replaced. It is regrettable that unlike the proposal seen at pre-application stage the opportunity is not being taken to reinstate a more sympathetic material.
- The replacement of the existing concrete roof tiles with slate is welcomed and will reinstate this element of the original design of the building.
- The proposed light tunnel will have only a minor impact on the appearance of the building and is not considered contentious.
- The proposed a/c appears modest in size and located in a reasonably discrete location. I would not object to this on grounds of impact on the character and appearance of the Conservation Area, but I would recommend some screening is indicated on the detailed hard and soft landscaping plan to be required by condition.

In summary, subject to confirmation of the nature of the proposed works to the front windows and to further detail, the works are considered acceptable in terms of their impact on the character and appearance of 140 High Street and the wider Hurstpierpoint Conservation Area. This will meet the requirements of District Plan Policy DP35 (Conservation Areas) and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials, including the replacement slate to the main house roof.
- Detailed drawings, including section, at an appropriate large scale, and annotated to show materials and finishes, of the following:
 - - New windows to the rear of the building. Your drawings should include glazing bar detail and depth of reveal.
 - - New external doors. Your drawings should include glazing bar detail and depth of reveal.
 - - Typical eaves detail to the extension.
- Rainwater goods and other new external pipework to be of painted metal.
- Hard and soft landscaping scheme, to include details of materials, and to indicate appropriate screening of the a/c unit.

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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